COUNCIL ASSESSMENT REPORT

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| **Panel Reference** | **PPSSTH-63** | |
| **DA Number** | **DA20/0476** | |
| **LGA** | **Wagga Wagga City Council** | |
| **Proposed Development** | **Health Services Facility** | |
| **Street Address** | **336-344 Edward St, WAGGA WAGGA** | |
| **Applicant/Owner** | Daryl Jackson Alastair Swayn Pty Ltd | |
| **Date of DA lodgement** | 17 September 2020 | |
| **Total number of Submissions**  **Number of Unique Objections** | * 2 * 2 | |
| **Recommendation** | **Approval** | |
| **Regional Development Criteria (Schedule 7 of the SEPP (State and Regional Development) 2011** | 5. Private infrastructure and community facilities over $5 million  The proposed development is a Health Service Facility of over $5 million and therefore considered regionally significant development. | |
| **List of all relevant s4.15(1)(a) matters** | * Wagga Wagga Local Environmental Plan 2010 * Wagga Wagga Development Control Plan 2010 * SEPP 55 – Remediation of Land * State Environmental Planning Policy (Infrastructure) 2007 * State Environmental Planning Policy No 64 - Advertising and Signage | |
| **List all documents submitted with this report for the Panel’s consideration** | * Statement of Environmental Effects * Preliminary Site Investigation * Noise Assessment Report * Waste Management Plan * Traffic Impact Assessment * Parking Assessment * Arboricultural Impact Assessment * Plans | |
| **Clause 4.6 requests** | Nil | |
| **Summary of key submissions** | * Traffic and parking concerns * Noise impacts on adjacent residential land uses * Flooding impacts * Waste management | |
| **Report prepared by** | **Sam Robins** | |
| **Report date** | 23 November 2020 | |
| **Summary of s4.15 matters**  Have all recommendations in relation to relevant s4.15 matters been summarised in the Executive Summary of the assessment report? | | **Yes** | |
| **Legislative clauses requiring consent authority satisfaction**  Have relevant clauses in all applicable environmental planning instruments where the consent authority must be satisfied about a particular matter been listed, and relevant recommendations summarized, in the Executive Summary of the assessment report?  *e.g. Clause 7 of SEPP 55 - Remediation of Land, Clause 4.6(4) of the relevant LEP* | | **Yes** | |
| **Clause 4.6 Exceptions to development standards**  If a written request for a contravention to a development standard (clause 4.6 of the LEP) has been received, has it been attached to the assessment report? | | **Not applicable** | |
| **Special Infrastructure Contributions**  Does the DA require Special Infrastructure Contributions conditions (S7.24)?  *Note: Certain DAs in the Western Sydney Growth Areas Special Contributions Area may require specific Special Infrastructure Contributions (SIC) conditions* | | **Not applicable** | |
| **Conditions**  Have draft conditions been provided to the applicant for comment?  *Note: in order to reduce delays in determinations, the Panel prefer that draft conditions, notwithstanding Council’s recommendation, be provided to the applicant to enable any comments to be considered as part of the assessment report* | | **No** | |