

COUNCIL ASSESSMENT REPORT

Panel Reference	PPWES-11
DA Number	2018/395
LGA	Bathurst Regional
Proposed Development	205 lot residential subdivision and associated new roads
Street Address	Colville Street, Windradyne
Applicant/Owner	Bathurst Regional Council
Date of DA lodgement	25 October 2018
Total number of Submissions	• 0
Number of Unique Objections	• 0
Recommendation	Approval
Regional Development Criteria (Schedule 7 of the SEPP (State and Regional Development) 2011	The proposed development is a Council development (that is Council is the landowner and developer of the land) with a capital investment value (CIV) of over \$5 million.
List of all relevant s4.15(1)(a) matters	<ul style="list-style-type: none"> • Bathurst Regional Local Environmental Plan 2014 • Bathurst Regional Development Control Plan 2014
List all documents submitted with this report for the Panel's consideration	<ul style="list-style-type: none"> • Draft Consent • Location Plan and Aerial photo • DA Plans • Statement of Environmental Effects • Stormwater Report • Traffic Impact Assessment • Civil Development Application Report • Flora and Fauna Assessment • Zone overlay • Landscape concept design for the Sawpit Creek Open Space Reserve • DCP Map No. 5 • Correspondence – NRAR, NSW Fisheries, Essential Energy, NSW Police and TfNSW.
Clause 4.6 requests	Nil.
Summary of key submissions	Nil.
Report prepared by	Daniel Dwyer
Report date	25 March 2021

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?

Yes

e.g. Clause 7 of SEPP 55 - Remediation of Land, Clause 4.6(4) of the relevant LEP

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

No

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

Yes