

DELEGATE'S REPORT

Application Number:	DA18/0620
Proposed Development:	Subdivision of Land to Create One (1) x Residue Lot for Future Village Centre (Stage 3D), 1x Residue Lot for Future Village Park, 1x Residue Lot for Future Residential Subdivision (Stage 3C), Construction of Public Road, Landscaping Works & Associated Infrastructure
Estimated Cost:	\$ 2,815,000
Assessing Officer	Lucy Goldstein
Report Date	22 October 2019

Final Decision:



Approve



Refuse



Deferred Com

Reason for Final Decision:

1. The assessment of the application as outlined in the report has considered relevant matters and establishes that the proposed development is appropriate having regard to Section 4.15 of the Environmental Planning and Assessment Act 1979.
2. The proposed development is not considered to result in unacceptable adverse impacts on the natural or built environments subject to the recommended conditions of consent as amended by resolution of a Meeting of Coordinators and minuted accordingly. This specifically includes the proposed roads being retained as private roads / torrens title lot and not dedicated as public road to Council, until the construction of the adjacent village park and future village centre is completed.
3. The application was notified and exhibited in accordance with Council's Development Control Plan with no submissions received.

DA Type:



Integrated



Extension of time



Review of determination



SWCPP



Modification

I have considered the report prepared by Lucy Goldstein and dated 22 October 2019. I have considered the recommendation contained in that report relating to this matter, and pursuant to the delegated authority granted by the General Manager (pursuant to Section 377 and Section 378 of the Local Government Act 1993) on 9 October 2019 the application is:

Determined in accordance with the recommendation:



Name of Delegate:	Gavin Cherry
Signature of Delegate:	
Position Title:	Development Assessment Co-ordinator
Delegates Level of Authority:	EPA01.21
Date of Determination:	22 October 2019.

I have reviewed the details of this application and Council's requirements, and also certify that:

Section 94 contributions are not applicable to this development.



Name of Delegate:

Gavin Cherry

Signature of Delegate:

Date of Determination:

22 October 2019

*Determination of the Development Application is to be advertised under section 101
Environmental Planning and Assessment Act 1979.*

