

COUNCIL ASSESSMENT REPORT

Panel Reference	PPSSC-250 – DA-2022/409
DA Number	DA-2022/409
LGA	Bayside Council
Proposed Development	Change of use of existing buildings into an education establishment with internal fit-out works and use of the existing car parking, operating 24 hours a day, seven (7) days a week
Street Address	Lots 1 & 2 in DP 1001894 - 28-40 Lord Street Botany NSW 2019
Applicant/Owner	University Of Technology Sydney
Date of DA lodgement	20 December 2022
Total number of Submissions Number of Unique Objections	<ul style="list-style-type: none"> • Nil (no submission received) • Nil (no submission received)
Recommendation	Approval
Regional Development Criteria (Schedule 7 of the SEPP (State and Regional Development) 2011)	Clause 2.19 of State Environmental Planning Policy (Planning Systems) 2021; Schedule 6: Crown Development over \$5,000,000.00
List of all relevant s4.15(1)(a) matters	<ul style="list-style-type: none"> • SEPP (Transport and Infrastructure) 2021 and Bayside LEP 2021 • Rockdale Development Control Plan 2011 • EPA Regulations 2021
List all documents submitted with this report for the Panel's consideration	<ul style="list-style-type: none"> • Architectural Plans – H2O Architects Pty Ltd • Statement of Environmental Effects - Urbanac • Acoustic Report – Resonate • Traffic and Parking Assessment Report – Positive Traffic Pty Ltd • Letters with additional information regarding traffic, access and parking
Clause 4.6 requests	<ul style="list-style-type: none"> • Nil (no clause 4.6 request)
Summary of key submissions	<ul style="list-style-type: none"> • Nil (no submission received)
Report prepared by	Michael Maloof – Senior Assessment Planner
Report date	9 June 2023

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