

COUNCIL ASSESSMENT REPORT

PROVIDING A TOTAL OF
100 APARTMENTS WITH
ASSOCIATED LANDSCAPING,
BASEMENT CAR PARKING
AND STRATA SUBDIVISION.

Panel Reference	2015SYE166
DA Number	DA-516/2015
LGA	CANTERBURY-BANKSTOWN COUNCIL
Proposed Development	DEMOLITION OF EXISTING STRUCTURES, CONSTRUCTION OF TWO, FOUR TO FIVE STOREY RESIDENTIAL FLAT BUILDINGS
Street Address	2-12 HARP STREET + 1-5 ALFRED ST, CLEMTON PARK.
Applicant/Owner	TONY TREIGE, C/- URBAN LINK PTY LTD
Date of DA lodgement	28 OCTOBER 2015
Number of Submissions	4
Recommendation	REFUSAL.
Regional Development Criteria (Schedule 4A of the EP&A Act)	Proposal has a capital investment value in excess of \$20 million and is referred to JEPF for determination
List of all relevant s79C(1)(a) matters	<p>i.e. any:</p> <ul style="list-style-type: none"> relevant environmental planning instruments proposed instrument that is or has been the subject of public consultation under the Act and that has been notified to the consent authority relevant development control plan relevant planning agreement that has been entered into under section 93F, or any draft planning agreement that a developer has offered to enter into under section 93F coastal zone management plan relevant regulations e.g. Regs 92, 93, 94, 94A, 288
List all documents submitted with this report for the Panel's consideration	All architectural plans and relevant documents submitted as part of the DA.
Report prepared by	ZENA AYACHE, EXECUTIVE PLANNER.
Report date	03 MAY 2017

Summary of s79C matters

Have all recommendations in relation to relevant s79C matters been summarised in the Executive Summary of the assessment report?

Yes / No

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 / No / Not Applicable

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?

Yes / No / Not Applicable

Special Infrastructure Contributions

Does the DA require Special Infrastructure Contributions conditions (S94EF)?

Note: Certain DAs in the Western Sydney Growth Areas Special Contributions Area may require specific Special Infrastructure Contributions (SIC) conditions

Yes / No / 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

Yes / No