

COUNCIL ASSESSMENT REPORT

Panel Reference	2016SYE034
DA Number	DA-2016/276
LGA	BAYSIDE
Proposed Development	Construction of a six (6) storey boarding house, comprising 38 boarding rooms including one manager's room, rooftop communal open space and ground level parking and demolition of existing structures.
Street Address	4 Innesdale Road Wolli Creek
Applicant/Owner	VP1 Pty Ltd
Number of Submissions	Eight (8) submissions including one (1) petition with 46 signatures and 4 submissions from one household.
Regional Development Criteria (Schedule 4A of the Act)	'Affordable Housing' with a Capital Investment Value >\$5M
List of all relevant s79C(1)(a) matters	<p>Relevant environmental planning instruments; s79C(1)(a)(i):</p> <ul style="list-style-type: none"> • SEPP – Affordable Rental Housing • SEPP – State and Regional Development 2011 • Rockdale Local Environmental Plan 2011 <p>Any proposed instrument that is or has been the subject of public consultation under the Act and that has been notified to the consent authority: s79C(1)(a)(ii);</p> <ul style="list-style-type: none"> • N/A <p>Relevant development control plan: s79C(1)(a)(iii);</p> <ul style="list-style-type: none"> • Rockdale Development Control Plan 2011 <p>Any relevant planning agreement:</p> <ul style="list-style-type: none"> • N/A <p>Any coastal zone management plan: s79C(1)(a)(v);</p> <ul style="list-style-type: none"> • N/A <p>Any relevant regulations; s79C(1)(a)(iv) e.g. Regulations</p> <ul style="list-style-type: none"> • Environmental Planning and Assessment Regulations 2000
Is a Clause 4.6 variation request required?	Height variation proposed.
Does the DA require Special Infrastructure Contributions conditions (S94EF)?	N/A
Have draft conditions been provided to the applicant for	No

comment? Have any comments been considered by council in the assessment report?	
List all documents submitted with this report for the Panel's consideration	Assessment report and draft conditions of consent.
Recommendation	Approval subject to conditions.
Report prepared by	Fiona Prodromou – Senior Assessment Planner
Report date	12 October 2016