

COUNCIL ASSESSMENT REPORT

Panel Reference	2016SYE048
DA Number	DA-2016/343
LGA	Bayside Council
Proposed Development	Construction of a nine (9) storey mixed use development comprising four (4) commercial tenancies, sixty (60) residential units and basement parking over three levels, and demolition of the existing buildings.
Street Address	398-412 Princes Highway, Rockdale
Applicant/Owner	HWS Property Development Pty Ltd
Date of DA lodgement	1 April 2016
Number of Submissions	One (1)
Recommendation	Approval, subject to conditions
Regional Development Criteria (Schedule 4A of the EP&A Act)	Capital Investment Value (CIV) in excess of \$20 Million
List of all relevant s79C(1)(a) matters	<ul style="list-style-type: none"> • SEPP 55 • SEPP 65 • SEPP (Infrastructure) 2007 • SEPP (BASIX) 2005 • SEPP (Major Developments) 2005 • Rockdale LEP 2011 • Rockdale DCP 2011 • EPA Regulations - Regs 97A, 98A & 98E.
List all documents submitted with this report for the Panel's consideration	Architectural Plans (all in one folder) Photomontages Sample Board (Materials) Landscape Plans Clause 4.6 Variation Statement of Environmental Effects Covering Response Letter for Amended Plans (August 2017) SEPP 65 Design Verification Statement Traffic Report (Amended)
Report prepared by	Pascal van de Walle – Senior Assessment Planner Marta Gonzalez-Valdes – Co-ordinator Major Developments Luis Melim – Manager Development Services
Report date	17 October 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**

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

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**

Special Infrastructure Contributions

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

Not Applicable

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

Conditions

Have draft conditions been provided to the applicant for comment?

Yes

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