

## COUNCIL ASSESSMENT REPORT

<b>Panel Reference</b>	2016SYE057
<b>DA Number</b>	DA-2016/209
<b>LGA</b>	Bayside Council
<b>Proposed Development</b>	Construction of a nine (9) storey mixed use development comprising 26 residential units, 1 live / work unit, 9 boarding house rooms, basement parking and demolition of existing structures.
<b>Street Address</b>	3-5 Arncliffe Street, Wolli Creek
<b>Applicant/Owner</b>	Kasaf Pty Ltd (As Trustee For) Kass Family Trust
<b>Date of DA lodgement</b>	30 November 2015
<b>Number of Submissions</b>	Nil (to the amended proposal)  One submission in support was received in response to the initial notification period.
<b>Recommendation</b>	Approval, subject to conditions
<b>Regional Development Criteria (Schedule 4A of the EP&amp;A Act)</b>	Private Infrastructure and community facilities over \$5 Million
<b>List of all relevant s79C(1)(a) matters</b>	<ul style="list-style-type: none"> <li>• SEPP 55</li> <li>• SEPP 65</li> <li>• SEPP (Affordable Rental Housing) 2009</li> <li>• SEPP (Infrastructure) 2007</li> <li>• SEPP (BASIX) 2005</li> <li>• Rockdale LEP 2011</li> <li>• Rockdale DCP 2011</li> <li>• EPA Regulations - Regs 92, 97A, 98A, &amp; 98E.</li> </ul>
<b>List all documents submitted with this report for the Panel's consideration</b>	Amended Architectural Plans Amended Landscape Details and Specifications Amended Traffic Report (Rev E)
<b>Report prepared by</b>	Pascal van de Walle – Senior Assessment Planner Marta Gonzalez-Valdes – Co-ordinator Major Developments Luis Melim – Manager Development Services
<b>Report date</b>	22 March 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?

**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 (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*