

COUNCIL ASSESSMENT REPORT

Panel Reference	2016SYE099
DA Number	DA377/2016
LGA	Woollahra
Proposed Development	Demolition of the existing service station at 638-646 New South Head Road & residential flat building at 636 New South Head Road, remediation of the site(s), the erection of a new Seniors Living Development comprising of nine (9) residences, two (2) retail and two (2) commercial tenancies & 19 car parking spaces
Street Address	636 & 638-646 New South Head Road ROSE BAY
Applicant/Owner	Applicant: Mr D Rabinowitz Owner No. 636 NSHR: The Owners - Strata Plan No. 22533 Owner Nos. 638-646 NSHR: Mr A & Mrs I Spindel
Date of DA lodgement	06/09/2016
Number of Submissions	Three (3)
Recommendation	Approval, subject to conditions
Regional Development Criteria (Schedule 4A of the EP&A Act)	Schedule 4A EP&A Act, Clause 3 General development over \$20 million This development application has a CIV of \$21,343,051.
List of all relevant s79C(1)(a) matters	Water Management Act 2000 (Section 91 – Integrated Development) State Environmental Planning Policy (State and Regional Development) 2011 State Environmental Planning Policy (Infrastructure) 2007 State Environmental Planning Policy (BASIX) 2004 State Environmental Planning Policy No.55 – Remediation of Land State Environmental Planning Policy No.65: Design Quality of Residential Flat Development State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005 Woollahra Local Environmental Plan 2014 Woollahra Development Control Plan 2015 Sydney Harbour Foreshores and Waterways Area Development Control Plan 2005 Draft State Environmental Planning Policy (Coastal Management) 2016
List all documents submitted with this report for the Panel's consideration	Annexure 1: Plans and elevations Annexure 2: Technical Services referral response Annexure 3: Trees and Landscaping referral response Annexure 4: Urban Design referral response Annexure 5: Environmental health referral responses Annexure 6: Community Services referral response Annexure 7: Fire Safety referral response Annexure 8: Heritage referral response Annexure 9: Department of Primary Industries referral response (integrated development) Annexure 10: Roads and Maritime Services referral response (concurrence) Annexure 11: Clause 4.6 written request – building height Annexure 12: Property referral response
Report prepared by	Ms R Coull (Senior Assessment Officer)
Report date	25/01/2017

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?

Yes

Special Infrastructure Contributions

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

No

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?

No

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