

COUNCIL ASSESSMENT REPORT

Panel Reference	2016SYW226
DA Number	423/2016
LGA	Cumberland Council
Proposed Development	Demolition of existing structures, construction of a part 10 and part 11 storey mixed use development with 147 apartments and 3 levels basement car parking including a Voluntary Planning Agreement for the dedication of land to Council to widen an adjoining laneway
Street Address	18-24 Railway Street, LIDCOMBE
Applicant/Owner	Applicant - Lidcombe 2 Pty Ltd Owner - Mr S Constandinou Owner - Mrs M Constandinou
Date of DA lodgement	30.09.16
Number of Submissions	1 (one)
Recommendation	Approval
Regional Development Criteria (Schedule 4A of the EP&A Act)	CIV \$43,368,000
List of all relevant s79C(1)(a) matters	<p>i.e. any:</p> <ul style="list-style-type: none"> • relevant environmental planning instruments <ul style="list-style-type: none"> - SEPP 55 – Remediation of Land - SEPP 65 – Design Quality of Residential Apartment Development - SEPP BASIX 2004 - SEPP (State and Regional Development) 2011 - SREP (Sydney Harbour Catchment) 2005 - Auburn Local Environmental Plan 2010 • proposed instrument that is or has been the subject of public consultation under the Act and that has been notified to the consent authority <ul style="list-style-type: none"> - N/A • relevant development control plan <ul style="list-style-type: none"> - ADCP 2010 • 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 <ul style="list-style-type: none"> - VPA for dedication of land to Council to widen laneway • coastal zone management plan <ul style="list-style-type: none"> - N/A • relevant regulations e.g. Regs 92, 93, 94, 94A, 288 <ul style="list-style-type: none"> - N/A
List all documents submitted with this report for the Panel's consideration	<ol style="list-style-type: none"> 1. Assessment report 2. Conditions schedule 3. Copy of RAP 4. Shadow plans 5. Architecturals (amended) 6. Clause 4.6 request
Report prepared by	F. Ong
Report date	6.2.18

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)? **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