

COUNCIL ASSESSMENT REPORT

Panel Reference	2017/SCL012
DA Number	2016/0492
LGA	Canada Bay
Proposed Development	Demolition of all structures, amalgamation of two existing lots into one lot and construction of a mixed use building up to 7 storeys, containing 23 dwellings, a ground floor commercial tenancy and 27 basement car parking spaces
Street Address	227-231 Victoria Road, Drummoyne
Applicant/Owner	Drummoyne 888 Pty Ltd, Sydney 227 Pty Ltd, and Victoria RM Pty Ltd
Date of DA lodgement	13 December 2016
Number of Submissions	Six (6)
Recommendation	Approval
Regional Development Criteria (Schedule 4A of the EP&A Act)	Council related development over \$5million (Council has recently sold the land to the applicant)
List of all relevant s79C(1)(a) matters	<p>i.e. any:</p> <ul style="list-style-type: none"> State Environmental Planning Policy (State and Regional Development) 2011 (SRD SEP) 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 (Building Sustainability Index: BASIX) 2004 State Environmental Planning Policy (Infrastructure) 2007 Sydney Regional Environmental Planning Policy (Sydney Harbour Catchment) 2005 Canada Bay Local Environmental Plan 2013 City of Canada Bay Development Control Plan 2013 Drummoyne Village DCP 2007
List all documents submitted with this report for the Panel's consideration	Architectural Drawing Set (15-030) prepared by Dixon Rothschild Clause 4.6 variation to Height (15-030, Rev C) prepared by Dixon Rothschild Clause 4.6 variation to FSR (15-030, Rev B) prepared by Dixon Rothschild
Report prepared by	Genevieve Slattery Urban Planning Pty Ltd – Consultant Planner
Report date	1 November 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 (\$94EF)?

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