

COUNCIL ASSESSMENT REPORT

Panel Reference	2017SCL024
DA Number	DA/132/2017
LGA	Randwick City Council
Proposed Development	Demolition of all existing structures in the south western corner of the site and construction of two buildings (E & F) containing a total of 79 independent Living Units (ILU's) purposes of Senior housing at the south western corner of the Montefiore Seniors Housing site
Street Address	30-36 Dangar Street, Randwick NSW 2031
Applicant/Owner	Equity Development Management/ Sir Joseph Montefiore Jewish Home
Date of DA lodgement	10 March 2017
Number of Submissions	Three (3)
Recommendation	Approval
Regional Development Criteria (Schedule 4A of the EP&A Act)	General development over \$20 million
List of all relevant s79C(1)(a) matters	<ul style="list-style-type: none"> • State Environmental Planning Policy (State and Regional Development) 2011 • 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 and People with a Disability) 2004 • State Environmental Planning Policy (Building Sustainability Index BASIX) 2004 • Randwick Local Environmental Plan 2012 • Policy Controls – S94A Contributions Plan
List all documents submitted with this report for the Panel's consideration	SCPP Report - 2017SCL024 - 32-36 Dangar Street - Stage 2 Montefiore.docx
Report prepared by	Elias (Louis) Coorey
Report date	25 July 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 / No

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 / No / Not
Applicable

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 / No / Not
Applicable

Special Infrastructure Contributions

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

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

Yes / No / Not
Applicable

Conditions

Have draft conditions been provided to the applicant for comment?

Yes / 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