

COUNCIL ASSESSMENT REPORT

Panel Reference	2017SCL046.
DA Number	DA/370/2017
LGA	Randwick City Council
Proposed Development	Development Application for Lots E3 and E4 within the Newmarket Randwick development comprising of demolition of existing structures, remediation works construction of 4 residential flat buildings between 3 and 7 storeys containing 165 dwellings, two levels of basement car parking with 175 residential car park spaces, 17 visitor spaces, 165 bicycle spaces, 10 motorcycle spaces, landscaping and associated works (Heritage Item).
Street Address	29-39 Young Street, RANDWICK NSW 2031
Applicant/Owner	Cbus Property Sydney Pty Ltd
Date of DA lodgement	23 June 2017
Number of Submissions	3
Recommendation	Approval
Regional Development Criteria (Schedule 4A of the EP&A Act)	Development that has a capital investment value of more than \$20 million.
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 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 Randwick Local Environmental Plan 2012 Randwick Development control plan 2013 Draft Voluntary planning agreement under section 93F
List all documents submitted with this report for the Panel's consideration	Copies of submissions
Report prepared by	Willana Associates Pty Ltd
Report date	6 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?

Not Applicable

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