

COUNCIL ASSESSMENT REPORT

Panel Reference	2017SCL053
DA Number	DA-2016/241/A
LGA	Bayside Council
Proposed Development	S96AA Modification Application seeking to amend conditions 15a, 15b, 18, 18a, 18b, 41b, 41c(iii), 45, 52 and 70 to facilitate the staged construction of the development
Street Address	15-21 Bay Street, 1-11 Chapel Street, 1-3 Chapel Lane & 6-12 Lister Avenue, Rockdale
Applicant/Owner	Combined Projects (Rockdale) Pty Ltd / Combined Projects (Rockdale) Pty Ltd & Rockdale City Council
Date of DA lodgement	4 July 2017
Number of Submissions	Three (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 and Council related development
List of all relevant s79C(1)(a) matters	i.e. any: <ul style="list-style-type: none"> • SEPP 55 – Contaminated Land • SEPP Infrastructure • SEPP BASIX • SEPP 65 – Design Quality of Residential Apartment Development • Rockdale Local Environmental Plan 2011
List all documents submitted with this report for the Panel's consideration	Planning Assessment Report Draft Notice of Determination
Report prepared by	Joe Vescio - JVUrban
Report date	18 October 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?

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