

COUNCIL ASSESSMENT REPORT

Panel Reference	2017SCL054
DA Number	DA/506/2017
LGA	Randwick City Council
Proposed Development	A single-stage development including concept plan for the redevelopment of existing residential aged care facility at the Daughters of Our Lady of the Sacred Heart Kensington Campus encompassing; <ul style="list-style-type: none"> • Construction of a new 4 storey residential aged care facility providing 51 beds, car parking for 12 vehicles, offices, activity areas and associated landscape garden; and • Reconfiguration of the existing facilities, repurposing of current aged care rooms and establish linkage to existing development on the site.
Street Address	2 Kensington Road, Kensington
Applicant/Owner	Paynter Dixon Constructions
Date of DA lodgement	16 August 2017
Number of Submissions	No submissions
Recommendation	Approval
Regional Development Criteria (Schedule 4A of the EP&A Act)	3 General development over \$20 million Development that has a capital investment value of more than \$20 million.
List of all relevant s79C(1)(a) matters	<ul style="list-style-type: none"> • Environmental Planning and Assessment Act 1979, as amended • Environmental Planning and Assessment Regulation 2000, as amended • State Environmental Planning Policy (State and Regional Development) 2011 • State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 • State Environmental Planning Policy No. 55 – Remediation of Land • Randwick Local Environmental Plan 2012 • Randwick Comprehensive Development Control Plan 2013 • Randwick City Council Section 94A Development Contributions Plan
List all documents submitted with this report for the Panel's consideration	SCPP report for 2017SCL054 at 2 Kensington Road Kensington.docx
Report prepared by	Michael Brewer (Willana Associates) on behalf of Council
Report date	1 March 2018

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)?

Yes / No / **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 / 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