

COUNCIL ASSESSMENT REPORT

Panel Reference	2017SCL056
DA Number	DA377/2016/4
LGA	Woollahra Council
Proposed Development	Modification to the approved development including a new upper level comprising an additional senior's housing unit
Street Address	636 & 638-646 New South Head Road ROSE BAY
Applicant Owners	RBJV Nominees Pty Limited Mr A & Mrs I Spindel and Mrs J & Mr G Morgan
Date of S96 lodgement	18/09/2017
Number of Submissions	10
Recommendation	Refusal
Regional Development Criteria (Schedule 4A of the EP&A Act)	The original development consent (DA377/2016/1) had a capital investment value in excess of \$20 million, and was determined by the Joint Regional Planning Panel on 16/02/2017. Given that the application is a section 96(2) it is required to be determined by SCPP.
List of all relevant s79C(1)(a) matters	<ul style="list-style-type: none"> • State Environmental Planning Policy 65: design quality of residential flat development • State Environmental Planning Policy (housing for seniors or people with a disability) 2004 • Sydney Regional Environmental Plan (sydney harbour catchment) 2005 • Woollahra Local Environmental Plan 2014 • Woollahra Development Control Plan 2015
List all documents submitted with this report for the Panel's consideration	Council Cover Letter Attachment 1: S96 Assessment Report Attachment 2: Plans and Elevations Attachment 3: Urban Design Referral Response Attachment 4: Traffic Referral Response
Report prepared by	Lauren Samuels (Senior Assessment Officer)
Report date	19 February 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**

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 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)? **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