

## COUNCIL ASSESSMENT REPORT

<b>Panel Reference</b>	2017SWC004
<b>DA Number</b>	DA/496/2016/B
<b>LGA</b>	City of Parramatta
<b>Proposed Development</b>	Section 96(2) modification to an approved construction of a nine storey residential flat building containing 53 units with ground floor retail. The proposed modifications include changes to the balconies on L4-6 which increases the gross floor area, conversion of 2 units into dual key units, minor external and internal changes and corrections to errors in plans.
<b>Street Address</b>	794 Pennant Hills Rd, Carlingford (also known as 1 Post Office Street, Carlingford)
<b>Applicant/Owner</b>	Lateral Estate Pty Ltd/ Best Village Pty Ltd
<b>Date of DA lodgement</b>	22 December 2016
<b>Number of Submissions</b>	Two
<b>Recommendation</b>	Approval, subject to conditions
<b>Regional Development Criteria (Schedule 4A of the EP&amp;A Act)</b>	Pursuant to Schedule 3, the development has a capital investment value exceeding \$20 million and therefore the SWCPP is the determining authority.
<b>List of all relevant s79C(1)(a) matters</b>	<ul style="list-style-type: none"> <li>• State Environmental Planning Policy BASIX</li> <li>• State Environmental Planning Policy No. 65 – Design Quality of Residential</li> <li>• Apartment Design Guide;</li> <li>• Parramatta Local Environmental Plan 2011; and</li> <li>• Parramatta Development Control Plan 2011.</li> </ul>
<b>List all documents submitted with this report for the Panel's consideration</b>	All plans and documents listed within Condition 1 of the Recommendation section of the Assessment Report.
<b>Report prepared by</b>	Bertha Gunawan
<b>Report date</b>	6 September 2017

**Summary of S79C matters**

Have all recommendations in relation to relevant s79C matters been summarised in the Executive Summary of the assessment report?	<b>Yes</b>
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**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?	<b>Yes</b>
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*e.g. Clause 7 of SEPP 55 - Remediation of Land, Clause 4.6(4) of the relevant LEP*

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**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?	<b>Yes</b>
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**Special Infrastructure Contributions**

Does the DA require Special Infrastructure Contributions conditions (S94EF)?	<b>No</b>
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*Note: Certain DAs in the Western Sydney Growth Areas Special Contributions Area may require specific Special Infrastructure Contributions (SIC) conditions*

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**Conditions**

Have draft conditions been provided to the applicant for comment?	<b>Yes</b>
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*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.*