

COUNCIL ASSESSMENT REPORT

Panel Reference	2017SWT008
DA Number	X/546/2017
LGA	Blue Mountains
Proposed Development	Construction of two (2) residential flat buildings containing 26 units under the provisions of State Environmental Planning Policy (Affordable Rental Housing) 2009. In addition the proposal includes site works, landscaping and consolidation of three lots into one.
Street Address	67 Waratah Street, Katoomba
Applicant/Owner	The Trustees of the Society of St Vincent de Paul (NSW)
Date of DA lodgement	19 June 2017
Number of Submissions	8
Recommendation	Approval with conditions
Regional Development Criteria (Schedule 7 of the SEPP (State and Regional Development) 2011	5(b) Affordable housing over \$5 million
List of all relevant s4.15(1)(a) matters	<ul style="list-style-type: none"> • State Environmental Planning Policy No 1 – Development Standards (SEPP No. 1) • State Environmental Planning Policy No. 55 – Remediation of Land (SEPP No. 55) • State Environmental Planning Policy No. 65 – Design Quality of Residential Apartment Development (SEPP No. 65) • State Environmental Planning Policy (Affordable Rental Housing) 2009 • State Environmental Planning Policy (Building Sustainability Index: BASIX) • State Environmental Planning Policy (Sydney Drinking Water Catchment) 2011 • Sydney Regional Environmental Planning Policy 20: Hawkesbury-Nepean River • Local Environmental Plan 2005 & Draft Environmental Plan 2013 • Local Environmental Plan 2015 • Better Living Development Control Plan • Development Control Plan 2015 • The Regulations
List all documents submitted with this report for the Panel's consideration	<ul style="list-style-type: none"> • Statement of Environmental Effects and addendum • Architectural plans • Design Verification Statement • Blue Mountain LEP 2005 Compliance Table • SEPP1 Objection - Building height • SEPP1 Objection - Private open space • SEPP1 Objection - Accessibility and adaptability of dwellings • Blue Mountains DLEP2013 Compliance table • Blue Mountains Better Living DCP 2005 Compliance table • Apartment Design Guide - Compliance table • External materials schedule • Landscape plan • Stormwater and civil engineering plans • Arborist report • BCA/Access report • Heritage impact statement and addendum • Waste management plan and report • Traffic report

	<ul style="list-style-type: none"> • BASIX certificate • Shadow diagrams • Perspectives • Structural assessment of existing retaining wall
Report prepared by	Alex Williams, Executive Principal - Planning
Report date	9 July 2018