

COUNCIL ASSESSMENT REPORT

Panel Reference	2018SCL014
DA Number	DA-2017/606
LGA	Bayside Council
Proposed Development	Demolition of existing structures and construction of a five (5) storey residential flat building comprised of 36 apartments; two levels of basement parking; front fence and landscaping
Street Address	177 Russell Avenue, Dolls Point
Applicant/Owner	HELM Pty Ltd / War Widows Guild of Australia NSW Pty Ltd
Date of DA lodgement	15 December 2017
Number of Submissions	Eight (8)
Recommendation	Approval, subject to recommended conditions
Regional Development Criteria (Schedule 7 of the SEPP (State and Regional Development) 2011	Development that has a capital investment value of more than \$20 million (at the time of DA lodgement)
List of all relevant s4.15(1)(a) matters	<ul style="list-style-type: none"> • S4.46 (cf S91) of the <i>Environmental Planning and Assessment Act, 1979</i>; • <i>Greater Metropolitan REP No. 2 – Georges River Catchment</i>; • <i>State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004</i>; • <i>State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017</i>; • <i>State Environmental Planning Policy No. 19 – Bushland in Urban Areas</i>; • <i>State Environmental Planning Policy No. 55 – Remediation of Land</i>; • <i>State Environmental Planning Policy No. 65 – Design Quality of Residential Apartment Development</i>; • <i>Rockdale Local Environmental Plan, 2011</i> • Rockdale Development Control Plan, 2011; • <i>Environmental Planning and Environment Regulations, 2000</i>; • Voluntary Planning Agreement executed on 4 May 2018.
List all documents submitted with this report for the Panel's consideration	<ul style="list-style-type: none"> • Architectural Plans prepared by PCA Architects; • Landscape Plans prepared by Myles Baldwin Design; • Engineering Plans prepared by AJ Whipps Consulting Group; • Executed VPA dated 4 May 2018; • Legal Advice from HWL Ebsworth.
Report prepared by	Alexandra Hafner, Senior Development Assessment Planner
Report date	1 June 2018

Summary of s4.15 matters

Have all recommendations in relation to relevant s4.15 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 (S7.24)?

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