

COUNCIL ASSESSMENT REPORT

Panel Reference	2018SCL027
DA Number	DA-2014/319
LGA	Bayside Council
Proposed Development	Section 4.56 modification
Street Address	213 Princes Highway and 4 Wardell Street, Arncliffe
Applicant/Owner	Applicant: Mr Michael Ghobrial Owner: Bayside Council and Ralan Arncliffe Pty Ltd
Date of DA lodgement	19 March 2018
Number of Submissions	One individual submission
Recommendation	Approve subject to recommended conditions of consent
Regional Development Criteria (Schedule 7 of the SEPP (State and Regional Development) 2011)	Clause 3 of Schedule 7 pursuant to SEPP (State and Regional Development) 2011
List of all relevant s4.15(1)(a) matters	<ul style="list-style-type: none"> • Rockdale LEP 2011 • Rockdale Development Control Plan 2011 • State Environmental Planning Policy No.65 Design Quality of Residential Apartment Development
List all documents submitted with this report for the Panel's consideration	<ul style="list-style-type: none"> • Assessment report • Copy of public submission received
Report prepared by	GLN Planning
Report date	6 July 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 application require Special Infrastructure Contributions conditions (S7.24)? **No**
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