

COUNCIL ASSESSMENT REPORT

Panel Reference	2018SSH039
DA Number	DA2018/0178
LGA	Georges River
Proposed Development	Construction of an 11 storey Residential Flat Building containing a mix of 116 apartments and three (3) levels of car parking accommodating 116 vehicles, associated landscaping at the ground floor and a communal roof top area and site works.
Street Address	12-24 Stanley Street, North Kogarah
Applicant/Owner	Applicant and owner: Kogarah 048 Service Pty Ltd and ATF Kogarah 048 Trust
Date of DA lodgement	8 May 2018
Number of Submissions	2 submissions
Recommendation	Approval
Regional Development Criteria (Schedule 7 of the SEPP (State and Regional Development) 2011	Regional development is defined in Schedule 7 of State Environmental Planning Policy (State and Regional Development) 2011. Development with a capital investment value (CIV) over \$30 million is classified as Regional. The CIV of this application as outlined in the application form and accompanying cost summary is \$43,967,000.
List of all relevant s4.15(1)(a) matters	<ul style="list-style-type: none"> • Environmental Planning and Assessment Act 1979. • Environmental Planning and Assessment Regulation 2000. • State Environmental Planning Policy No 55 – Remediation of Land. • State Environmental Planning Policy No 65 – Design Quality of Residential Apartment Development. • State Environmental Planning Policy (Building and Sustainability Index: 2004). • State Environmental Planning Policy (Infrastructure) 2007. • State Regional Environmental Plan No 2 – Georges River Catchment. • State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017. • Draft Environment State Environmental Planning Policy • Kogarah Local Environmental Plan 2012. • Kogarah Development Control Plan. • Kogarah Section 94 Contribution Plan.
List all documents submitted with this report for the Panel's consideration	<ul style="list-style-type: none"> • Statement of Environmental Effects. • Registered survey. • Updated Architectural plans. • Landscape Plan. • Traffic Impact Assessment report. • Stormwater Details and Plans • Clause 4.6 Exception to Development Standard – Height. • SEPP 65 Design Verification Statement. • SEPP 65 Assessment Criteria.
Report prepared by	Larissa Ozog Senior Development Assessment Planner
Report date	21 March 2019

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?

Yes

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?

No

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