

COUNCIL ASSESSMENT REPORT

Panel Reference	2018SWC033 DA
DA Number	DA 2014/555/2
LGA	Cumberland Council
Proposed Development	S4.55(2) modification seeking internal and external alterations and additions to approved residential flat buildings
Street Address	31 Garfield Street, Wentworthville
Applicant/Owner	Applicant: Universal Property Group Pty Ltd; Owner: UPG 5 Pty Ltd
Date of DA lodgement	13 December 2017
Number of Submissions	0
Recommendation	Approval
Regional Development Criteria (Schedule 7 of the SEPP (State and Regional Development) 2011)	Capital Investment Value \$42.8million (>\$20million lodged before 1 March 2018)
List of all relevant s4.15(1)(a) matters	<ul style="list-style-type: none"> State Environmental Planning Policy (State and Regional Development) 2011 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 (Infrastructure) 2007 State Environmental Planning Policy (BASIX) 2004 State Environmental Planning Policy (Sydney Harbour Catchment) 2005 Holroyd Local Environmental Plan 2013 (HLEP 2010) Holroyd Development Control Plan 2013 (HDCP 2010) EP&A Regulations 2000
List all documents submitted with this report for the Panel's consideration	<ul style="list-style-type: none"> Notice of Determination Architectural Plans SEPP 65 and ADG Assessment Table HLEP 2013 and HDCP 2013 Assessment Table Comparison Approved and Modification Plans
Report prepared by	Olivia Yana
Report date	3 December 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 summarised, 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)?

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

