

## COUNCIL ASSESSMENT REPORT

<b>Panel Reference</b>	PPSSCC-14
<b>DA Number</b>	DA-171/2019
<b>LGA</b>	Cumberland Council (former Parramatta)
<b>Proposed Development</b>	Demolition of existing dwellings and construction of a 3 storey residential flat building comprising 18 units over one level of basement car parking for 11 vehicles, associated landscaping and land consolidation pursuant to SEPP (Affordable Rental Housing) 2009 on 69-71 Pegler Avenue, South Granville and associated stormwater works on 70 Gordon Avenue, South Granville
<b>Street Address</b>	69 - 71 Pegler Avenue, SOUTH GRANVILLE NSW 2142 70 Gordon Avenue, SOUTH GRANVILLE NSW 2142
<b>Applicant/Owner</b>	NSW Land and Housing Corporation (LAHC)
<b>Date of DA lodgement</b>	5 June 2019
<b>Number of Submissions</b>	Three (3)
<b>Recommendation</b>	Approval subject to conditions
<b>Regional Development Criteria (Schedule 7 of the SEPP (State and Regional Development) 2011)</b>	The application is referred to the Panel as the proposal is a Crown development with a Capital Investment Value (CIV) in excess of \$5 million.
<b>List of all relevant s4.15(1)(a) matters</b>	<ul style="list-style-type: none"> <li>• State Environmental Planning Policy (State and Regional Development) 2011</li> <li>• State Environmental Planning Policy No. 55 – Remediation of Land</li> <li>• Statement Environmental Planning Policy No. 65 - Design Quality of Residential Apartment Development</li> <li>• State Environmental Planning Policy (Infrastructure) 2007</li> <li>• State Environmental Planning Policy (Affordable Rental Housing) 2009</li> <li>• State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004</li> <li>• Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005</li> <li>• Parramatta Local Environmental Plan</li> <li>• Draft State Environmental Planning Policy (Environment)</li> <li>• Parramatta Development Control Plan 2011</li> </ul>
<b>List all documents submitted with this report for the Panel's consideration</b>	<ul style="list-style-type: none"> <li>• Draft Notice of Determination</li> <li>• Architectural Plans</li> <li>• Shadow Diagrams</li> <li>• Stormwater/Engineering Plans</li> <li>• Submissions Received</li> <li>• Appendix A - ADG Assessment</li> <li>• Appendix B – SEPP ARH Assessment</li> <li>• Appendix C – PDCP 2011 Assessment</li> </ul>
<b>Report prepared by</b>	Rennie Rounds
<b>Report date</b>	26/11/2019

### 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?

**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*