

# COUNCIL ASSESSMENT REPORT

<b>Panel Reference</b>	PPSEC-159
<b>DA Number</b>	DA-2021/507
<b>LGA</b>	Bayside Council
<b>Proposed Development</b>	Demolition of all structures, tree removal, and construction of a part two storey and part three storey Seniors Housing development comprising 33 units and basement car parking for 16 vehicles, associated landscaping and land consolidation.
<b>Street Address</b>	6-12 Dalley Avenue & 212 Banksia Street, Pagewood
<b>Applicant/Owner</b>	NSW Land and Housing Corporation
<b>Date of DA lodgement</b>	29 October 2021
<b>Total number of Submissions</b>	• Eighteen (18)
<b>Number of Unique Objections</b>	• Sixteen (16)
<b>Recommendation</b>	Approval
<b>Regional Development Criteria (Schedule 7 of the SEPP (State and Regional Development) 2011</b>	Crown development over \$5 million.
<b>List of all relevant s4.15(1)(a) matters</b>	<ul style="list-style-type: none"> <li>• State Environmental Planning Policy (Planning Systems) 2021</li> <li>• State Environmental Planning Policy (BASIX) 2004</li> <li>• State Environmental Planning Policy (Biodiversity and Conservation) 2021</li> <li>• State Environmental Planning Policy (Resilience and Hazards) 2021</li> <li>• State Environmental Planning Policy – Housing for Seniors with a Disability 2004</li> <li>• State Environmental Planning Policy (Housing) 2021</li> <li>• State Environmental Planning Policy No.65 – Design Quality of Residential Apartment Development</li> <li>• Bayside Local Environmental Plan 2021</li> <li>• Botany Bay Development Control Plan 2013</li> <li>• Clause 92 – Regulations</li> </ul>
<b>List all documents submitted with this report for the Panel's consideration</b>	<ul style="list-style-type: none"> <li>• Architectural Plans</li> <li>• Landscape Plans</li> <li>• Survey Plan</li> <li>• Clause 4.6 – FSR</li> <li>• Design Review Panel Minutes</li> <li>• Architectural Statement</li> </ul>
<b>Clause 4.6 requests</b>	<ul style="list-style-type: none"> <li>• Bayside Local Environmental Plan 2021</li> <li>• Development Standard – Floor Space Ratio</li> <li>• Zone – R2 Low Density Residential</li> </ul>
<b>Summary of key submissions</b>	The key issues in the submissions relate to: Privacy, overshadowing, insufficient amount of car parking, additional traffic generation, impact on on-street parking availability, property de-valuation, visual impact on the streetscape and inappropriate scale.
<b>Report prepared by</b>	Patrick Nash, Senior DA Planner
<b>Report date</b>	4 April 2022

## 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)?

*Note: Certain DAs in the Western Sydney Growth Areas Special Contributions Area may require specific Special Infrastructure Contributions (SIC) conditions*

**No**

## Conditions

Have draft conditions been provided to the applicant for comment?

*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*

**Yes**