

COUNCIL ASSESSMENT REPORT

Panel Reference	PPSSEC-27
DA Number	DA-2016/241/C
LGA	Bayside Council
Proposed Development	S4.56 Modification Application seeking modification to approved development (Building A & B), being redesign of floor plan, modifications of façades, landscaping, increase number of apartments by 17, change of dwelling mix, 24 additional car spaces, increase overall height.
Street Address	15-21 Bay Street, 1-11 Chapel Street, 1-3 Chapel Lane & 6-12 Lister Avenue, Rockdale
Applicant/Owner	Combined Projects (Rockdale) Pty Ltd / Combined Projects (Rockdale) Pty Ltd & Rockdale City Council
Date of DA lodgement	15 November 2019
Number of Submissions	Six (6) submissions received
Recommendation	Approval
Regional Development Criteria (Schedule 4A of the EP&A Act)	Development that has a capital investment value of more than \$20 million and Council related development
List of all relevant s4.15 matters	<ul style="list-style-type: none"> • SEPP 55 – Contaminated Land • SEPP BASIX • SEPP 65 – Design Quality of Residential Apartment Development • Rockdale Local Environmental Plan 2011 • Rockdale DCP
List all documents submitted with this report for the Panel's consideration	Planning Assessment Report Nicholas Turner - Schedule of Amendments Summary _ rev B
Report prepared by	Joe Vescio - JVUrban
Report date	21 May 2020

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 (S94EF)?

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?

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