

## COUNCIL ASSESSMENT REPORT

<b>Panel Reference</b>	<b>PPSSEC-36</b>
<b>DA Number</b>	DA-125/2012/C
<b>LGA</b>	Waverley Council
<b>Proposed Development</b>	Section 4.55(2) modification to roof design, ground floor entry, façade stairwell, and increase in height, extension of basement parking and penthouse reconfiguration.
<b>Street Address</b>	20 Illawong Avenue, Tamarama
<b>Applicant/Owner</b>	Proprietors of Strata Plan 1731
<b>Date of DA lodgement</b>	11 December 2019
<b>Number of Submissions</b>	6 submissions
<b>Recommendation</b>	Refusal
<b>Regional Development Criteria (Schedule 7 of the SEPP (State and Regional Development) 2011)</b>	<p>The original application was referred in 2012 as it had a capital investment value of more than \$20 million. The Capital Investment value of the original proposal is \$25,627,212. Changes to the Act have increased the capital investment value of applications to be referred to the Regional Planning Panel to \$30 million.</p> <p>Under Division 12A of the Environmental Planning and Assessment Regulations, an application under section 4.55(2) of the Act for regionally significant development must be determined by the Regional Planning Panel.</p>
<b>List of all relevant s4.15(1)(a) matters</b>	<ul style="list-style-type: none"> <li>• State Environmental Planning Policy 55 - Remediation of Land</li> <li>• State Environmental Planning Policy 65 - Design Quality of Residential Flat Development</li> <li>• State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004</li> <li>• State Environmental Planning Policy (Infrastructure) 2007</li> <li>• State Environmental Planning Policy (State and Regional Development) 2011</li> <li>• Waverley Local Environmental Plan 2012</li> <li>• Waverley Development Control Plan 2012</li> </ul>
<b>List all documents submitted with this report for the Panel's consideration</b>	<ul style="list-style-type: none"> <li>• Amended Architectural Plans</li> <li>• Photomontages</li> <li>• Statement of Environmental Effects</li> <li>• Design Verification Statement (SEPP 65)</li> <li>• Geotechnical Report</li> <li>• Structural Engineer letter</li> <li>• Wind Assessment</li> <li>• Copy of submissions</li> </ul>
<b>Clause 4.6 requests</b>	N/A
<b>Summary of key submissions</b>	<ul style="list-style-type: none"> <li>• Height</li> <li>• FSR</li> <li>• Overshadowing</li> </ul>
<b>Report prepared by</b>	<b>Kylie Lucas, Senior Development Assessment Planner, Waverley Council</b>
<b>Report date</b>	<b>25 August 2020</b>

### 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*