COUNCIL ASSESSMENT REPORT – COVER SHEET

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| **Panel Reference** | **PPSSTH-269 (10.2023.59.1)** |
| **DA Number** | **DA 10.2023.59.1 / PAN-318991** |
| **LGA** | **Kiama** |
| **Proposed Development** | **Demolition, bulk earthworks, roads & drainage, construct 67 dwellings, landscaping local park and subdivision with Community road and drainage lot – refer to S.4.15 Report for full description** |
| **Street Address** | **Dido Street KIAMA** |
| **Applicant/Owner** | PSEC |
| **Date of DA lodgement** | 5 April 2023 |
| **Total number of Submissions** **Number of Unique Objections** | * 21
* 21
 |
| **Recommendation** | **Refusal – refer to S.4.15 report for reasons for refusal** |
| **Regional Development Criteria (~~Sch. 7 of the SEPP (State and Regional Development) 2011~~** | **SEPP Planning Systems 2021 – Schedule 6 – Cl.2 – General development with CIV > $30M** |
| **List of all relevant s4.15(1)(a) matters** | * EP&A Act S.4.15(1) (a), (b), (c), (d) and (e)
* Water Management Act 2000 S.91
* Rural Fires Act 1997 S.100B
* Planning for Bushfire Protection 2019
* SEPP (Resilience and Hazards) 2021
* SEPP (Biodiversity and Conservation) 2021
* SEPP BASIX
* Kiama LEP 2011
* Kiama DCP 2020
* EP&A Regulation 2021 – Cl.23
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| **List all documents submitted with this report for the Panel’s consideration** | * Plans – civil, architectural, landscape, subdivision
* Statement of Environmental Effects, and applicants additional information
* Flood assessment
* Bushfire assessment
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| **Clause 4.6 requests** | nil |
| **Summary of key submissions** | * Flood affected access / egress – lack of flood free egress in an emergency
* Pedestrian safety – increased traffic on Glenbrook Drive with no footpath
* Stormwater impacts
* Owners consent not sought for APZ required on neighbouring land
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| **Report prepared by** | **Ben Rourke** |
| **Report date** | 31 January 2024 |
| **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?*e.g. Clause 7 of SEPP 55 - Remediation of Land, Clause 4.6(4) of the relevant LEP* | **Yes** |
| **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)?*Note: Certain DAs in the Western Sydney Growth Areas Special Contributions Area may require specific Special Infrastructure Contributions (SIC) conditions* | **Not applicable** |
| **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* | **No** |