

COUNCIL ASSESSMENT REPORT

Panel Reference	PPSWES-73
DA Number	28/2021
LGA	Griffith
Proposed Development	Multi dwelling residential development comprising 20 townhouses and strata subdivision
Street Address	8-13 Snaith Place, Griffiffith
Applicant/Owner	Griffith City Council
Date of DA lodgement	Application Lodged 18 February 2021
Number of Submissions	3 submissions (including a petition with over 200 signatures) objecting to the Griffin Green project
Recommendation	Approval with conditions
Regional Development Criteria (Schedule 7 of the SEPP (State and Regional Development) 2011	Not applicable
List of all relevant s4.15(1)(a) matters	<ul style="list-style-type: none"> The development proposal doesn't contravene a development standard or any other relevant provision of the Griffith Local Environmental Plan 2014. The proposal is consistent with the zone objectives The proposal contravenes any adopted development control plan provision however variations are justified.
List all documents submitted with this report for the Panel's consideration	<ul style="list-style-type: none"> Section 4.15 Assessment report prepared by Council including recommended conditions of consent Development application prepared by applicant Statement of Environmental Effects prepared by the Creative Planning Solutions Site & Building plans prepared by Baumgart Clark Architects Submissions from residents
Clause 4.6 requests	<ul style="list-style-type: none"> There are no development standards relevant to this proposal under the Griffith LEP 2014 or any applicable SEPP.
Summary of key submissions	<ul style="list-style-type: none"> Opposition to the proposal due largely to the perceived loss of public open space associated with Dave Taylor Park and the removal of asbestos. Concerns with increase in traffic.
Report prepared by	Mr Steven Parisotto
Report date	10 April 2021

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

