

COUNCIL ASSESSMENT REPORT

Panel Reference	PPSWES-93
DA Number	DA 74/2021
LGA	Griffith
Proposed Development	Detached Dual Occupancy Development comprising two (2) relocatable dwellings, and associated car ports
Street Address	46 Lawford Crescent Griffith, Lot 27 Sec 174 DP 758476
Applicant/Owner	Aboriginal Housing Office
Date of DA lodgement	26 March 2021
Total number of Submissions	• Six (6)
Number of Unique Objections	• Six (6)
Recommendation	Approval
Regional Development Criteria (Schedule 7 of the SEPP (State and Regional Development) 2011	N/A - Crown Development – 4.33 EP&A Act
List of all relevant s4.15(1)(a) matters	<ul style="list-style-type: none"> • Griffith LEP 2014 • proposed instrument that is or has been the subject of public consultation under the Act and that has been notified to the consent authority • relevant development control plan • relevant planning agreement that has been entered into under section 7.4, or any draft planning agreement that a developer has offered to enter into under section 7.4 • relevant regulations e.g. Regs 92, 93, 94, 94A, 288 •
List all documents submitted with this report for the Panel's consideration	<ul style="list-style-type: none"> • DA form & letters (3 documents) • Assessment report & attachments (5 documents) • Public Submissions (2 documents) • Floor Plans & elevations (6 documents) • Survey Plan (1 document) • Statement of Environmental Effects (2 documents) • Bushfire Report (1 document) • Cost Estimate (1 document) • Landscape Plan (1 document) • Owners Consent (1 document) • Structural Engineers Report (1 document) • S68 Application (1 document) • Building Specifications (1 document) • AHO response to submissions (1 document) • Report cover sheet
Clause 4.6 requests	N/A
Summary of key submissions	<ul style="list-style-type: none"> • Proposal doesn't fit character of street • Dual occupancy is not suitable for the subject site • Parking inadequate • Privacy/overlooking/overshadowing • Construction impacts – retaining wall
Report prepared by	Ian Dencker – Relief Town Planner
Report date	27 May 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)?

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

Yes