

## COUNCIL ASSESSMENT REPORT

Panel Reference	2018SSH006
DA Number	DA2018/0580
LGA	Georges River Council
Proposed Development	Site amalgamation and construction of a four storey multi-unit housing development comprising a total of seventy-two (72) apartments in two separate buildings with an affordable housing component including twelve (12) dedicated social housing units and seventeen (17) affordable housing units, basement car parking for eighty-three (83) vehicles, communal open space and associated site works.
Street Address	824-834 Forest Road, Peakhurst
Applicant/Owner	Applicant: Mono Constructions Owner: Land and Housing Corporation
Date of DA lodgement	20 December 2018
Number of Submissions	Three (3) submissions, two (2) letters raising concerns, one (1) submission in support of the development
Recommendation	Approval subject to conditions. First set of conditions were sent to the Applicant on 15 July 2019 for review and comment. Changes were incorporated however additional conditions have been added by Council after this date and the proponent was notified on 30 July 2019 of these.
Regional Development Criteria (Schedule 7 of the SEPP (State and Regional Development) 2011	Regionally significant development is defined in Schedule 7 of State Environmental Planning Policy (State and Regional Development) 2011. The proposed development is classified as "Regional" development as it has a Capital Investment Value (CIV) of over \$5 million and is lodged by or on behalf of the Crown (State of NSW).  The CIV of the social housing component of the development is \$7,182,975 and the total CIV of the project is \$15,262,105.
List of all relevant s4.15(1)(a) matters	<ul style="list-style-type: none"> <li>• Environmental Planning and Assessment Act 1979.</li> <li>• Environmental Planning and Assessment Regulation 2000.</li> <li>• State Environmental Planning Policy No 55 – Remediation of Land.</li> <li>• State Environmental Planning Policy (State and Regional Development) 2011</li> <li>• State Environmental Planning Policy No.65 – Design Quality of Residential Apartment Development</li> <li>• State Environmental Planning Policy (Affordable Rental Housing) 2009</li> <li>• State Regional Environmental Plan No 2 – Georges River Catchment.</li> <li>• State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017.</li> <li>• Draft Environment State Environmental Planning Policy</li> <li>• Hurstville Local Environmental Plan 2012.</li> <li>• Hurstville Development Control Plan No.1.</li> <li>• Georges River Section 94A Contribution Plan.</li> <li>• Georges River Interim Policy</li> </ul>
List all documents submitted with this report for the Panel's consideration	<ul style="list-style-type: none"> <li>• Statement of Environmental Effects (includes Clause 4.6 Statement)</li> <li>• Amended Architectural Plans</li> <li>• Amended Landscape Plans</li> <li>• Access Report</li> <li>• Traffic Report</li> <li>• Waste Management Plan</li> <li>• Arborist Report</li> <li>• Survey Plan</li> <li>• Amended Acoustic Report</li> </ul>

	<ul style="list-style-type: none"> <li>• Updated Basix Certificate</li> <li>• Updated Ventilation Assessment Report</li> <li>• Urban Design Advice</li> </ul>
Report prepared by	Larissa Ozog
Report date	30 July 2019

#### 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? **Yes**

#### Special Infrastructure Contributions

Does the DA require Special Infrastructure Contributions conditions (S7.24)? **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? **Yes draft set of conditions issued to Applicant on 15 July 2019 amended and updated set issued 30 July 2019**  
*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*