

COUNCIL ASSESSMENT REPORT

Panel Reference	2016SYW106
DA Number	DA-687/2015
LGA	Canterbury Bankstown Council
Proposed Development	The demolition of existing structures and remediation of contaminated land. Construction of a eight (8) storey mixed use building comprising of one hundred (100) residential units and five (5) commercial tenancies with at grade and basement car parking, landscaping and associated site works.
Street Address	137 Campbell Hill Road, Chester Hill
Applicant/Owner	CMT Architects Australia Pty Ltd (applicant) Shelbrie Pty Ltd (owner)
Date of DA lodgement	24 June 2015
Number of Submissions	Nil
Recommendation	Approval as a deferred commencement (subject to the satisfaction of Sydney Trains requirements)
Regional Development Criteria (Schedule 4A of the EP&A Act)	Capital Investment Value in excess of \$20 million
List of all relevant s79C(1)(a) matters	<ul style="list-style-type: none"> • Section 79C of the <i>Environmental Planning and Assessment Act, 1979</i> • State Environmental Planning Policy No. 55- Remediation of Land • State Environmental Planning Policy No 65—Design Quality of Residential Apartment Development and the associated Apartment Design Guide • State Environmental Planning Policy (Infrastructure) 2007 • State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004 • Greater Metropolitan Regional Environmental Plan No 2—Georges River Catchment (a deemed SEPP) • Bankstown Local Environmental Plan 2015 • Bankstown Development Control Plan 2015
List all documents submitted with this report for the Panel's consideration	Statement of Environmental Effects Architectural Plans Stormwater Plans Traffic and Parking Report Acoustic Report Detailed Site Investigation Report (DSI Report) Building code of Australia and Access Report Contour Plans Landscape Plans Sewer Diagrams Shadow Diagrams Waste Management Plan Structural Engineers Design Letter Ausgrid Conditions Sydney Trains General terms of Approval Schedule of finishes BASIX
Report prepared by	Cassandra Gibbons
Report date	August 2017

Summary of s79C matters

Have all recommendations in relation to relevant s79C 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 (S94EF)?

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?

No

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