

## COUNCIL ASSESSMENT REPORT

<b>Panel Reference</b>	2016SYW227
<b>DA Number</b>	676.1/2016
<b>LGA</b>	Fairfield City Council
<b>Proposed Development</b>	Demolition of existing structures, construction of an 8-storey mixed use development comprising commercial uses and a publicly accessible plaza at ground level, 280 residential units across 3 x 8-storey residential towers including communal open space at podium level and 3 levels of basement carparking for 476 vehicles
<b>Street Address</b>	Lot 121, DP 1017634, No. 366 The Horsley Drive Fairfield
<b>Applicant/Owner</b>	Applicant – Merhis Fairfield Pty Ltd Owner – Aldi Foods Pty Ltd
<b>Date of DA lodgement</b>	21/10/2016
<b>Number of Submissions</b>	Five (5) submissions
<b>Recommendation</b>	Approval subject to conditions
<b>Regional Development Criteria (Schedule 4A of the EP&amp;A Act)</b>	Schedule 4A of the EP&A Act, 1979, Clause 3 – Development that has a Capital Investment Value of \$20 million
<b>List of all relevant s79C(1)(a) matters</b>	i.e. any: <ul style="list-style-type: none"> <li>• SEPP No. 55 - Remediation of Land</li> <li>• SEPP No. 65 – Design Quality of Residential Flat Development</li> <li>• SEPP (Infrastructure) 2007</li> <li>• SEPP (building Sustainability Index: BASIX) 2004</li> <li>• Greater Metropolitan Regional Environmental Plan No. 2 – Georges River Catchment</li> <li>• Fairfield Local Environmental Plan 2013</li> <li>• Fairfield City Centre Development Control Plan</li> </ul>
<b>List all documents submitted with this report for the Panel's consideration</b>	<b>AT-A</b> Architectural Plans <b>AT-B</b> Stormwater Drainage plans <b>AT-C</b> Landscape Plans <b>AT-D</b> Statement of Environmental Effects <b>AT-E</b> Clause 4.6 Exception to Development Standard – Building Height <b>AT-F</b> SEPP 65 Design Verification Report <b>AT-G</b> Urban Design Report <b>AT-H</b> Stage 2 Flood Impact Assessment Report <b>AT-I</b> Traffic and Parking Assessment Report <b>AT-J</b> Preliminary Site Investigation Report <b>AT-K</b> Geotechnical Assessment Report <b>AT-L</b> Acoustic Report <b>AT-M</b> Demolition, Construction and Operational Waste Management Plan <b>AT-N</b> Crime Prevention through Environmental Design Report <b>AT-O</b> Compliance Table: Fairfield City Centre Development Control Plan (DCP) <b>AT-P</b> Letters of objection <b>AT-Q</b> Draft conditions of consent
<b>Report prepared by</b>	Sunnee Cullen
<b>Report date</b>	20 <sup>th</sup> November 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*

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**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**

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**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*

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**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*