

## COUNCIL ASSESSMENT REPORT

Panel Reference	2017SCL021
DA Number	DA 27/2017
LGA	Burwood
Proposed Development	Demolish the existing building and erect a 23 storey mixed development consisting of commercial suites, retail shops, 50 place child care centre, restaurant, hotel containing 101 rooms, conference facilities, and 36 residential units over basement car parking
Street Address	17 Deane St Burwood
Applicant/Owner	City Park Properties Pty Ltd
Date of DA lodgement	28 February 2017
Number of Submissions	Nil
Recommendation	Refusal
Regional Development Criteria (Schedule 4A of the EP&A Act)	N/A
List of all relevant s79C(1)(a) matters	<p>i.e. any:</p> <ul style="list-style-type: none"> <li>• <b>environmental planning instruments</b></li> <li>• Burwood Local Environmental Plan 2012</li> <li>• SEPP 65 – Design Of Residential Flat Buildings</li> <li>• SEPP 55 – Contaminated Land</li> <li>• <b>relevant development control plan</b></li> <li>• Burwood DCP</li> <li>• Apartment Design Guidelines</li> <li>• Proposal for a VPA (made but not progressed)</li> <li>• coastal zone management plan</li> <li>• N/A</li> </ul>
List all documents submitted with this report for the Panel's consideration	Architectural Plans, SEE & Appendices B-X (Including Cl 4.6 objection relating to height) Amended Plans & Docs
Report prepared by	Planning Ingenuity (on behalf of Burwood Council)
Report date	4 June 2018

### 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 / No / Not Applicable

*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?

Yes

### Special Infrastructure Contributions

Does the DA require Special Infrastructure Contributions conditions (S94EF)?

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?

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*