

COUNCIL ASSESSMENT REPORT

Panel Reference	2017SCL060																																																																																														
DA Number	124/2017																																																																																														
LGA	Burwood Council																																																																																														
Proposed Development	Demolition and construction of a six to ten storey mixed use development comprising 124 apartments, one retail premises at ground floor, and three levels of basement car parking.																																																																																														
Street Address	68-72 Railway Parade and 2-10 Oxford Street, Burwood																																																																																														
Applicant	X-Sealant Pty Ltd																																																																																														
Date of DA lodgement	22 September 2017																																																																																														
Number of Submissions	25 submissions and a petition with 608 signatories																																																																																														
Recommendation	Approval, subject to conditions																																																																																														
Regional Development Criteria (Schedule 4A of the EP&A Act)	CIV > \$20 million																																																																																														
List of all relevant s79C(1)(a) matters	• SEPP 65 Design Quality of Residential Apartment Development • SEPP 55 Remediation of Land • SEPP (Infrastructure) 2007 • SEPP Vegetation 2017 • SEPP BASIX • Burwood LEP 2012 • Burwood DCP 2013																																																																																														
List all documents submitted with this report for the Panel's consideration	<table> <tr> <th>Plans / Document</th><th>Author</th><th>Plan No. / Issue</th><th>Dated</th></tr> <tr> <td>Site / Roof Plan</td><td>Aleksandar Design Group</td><td>DA-02 / Issue B</td><td>24/04/18</td></tr> <tr> <td>Basement 3 & 2</td><td>Aleksandar Design Group</td><td>DA-03 / Issue B</td><td>24/04/18</td></tr> <tr> <td>Basement 1 & Ground Floor Plan</td><td>Aleksandar Design Group</td><td>DA-04 / Issue B</td><td>24/04/18</td></tr> <tr> <td>Typical Levels 01-03 & 04-05</td><td>Aleksandar Design Group</td><td>DA-05 / Issue B</td><td>24/04/18</td></tr> <tr> <td>Typical Levels 06-07 & 08-09</td><td>Aleksandar Design Group</td><td>DA-06 / Issue B</td><td>24/04/18</td></tr> <tr> <td>North & West Elevation</td><td>Aleksandar Design Group</td><td>DA-07 / Issue B</td><td>24/04/18</td></tr> <tr> <td>South & East Elevation</td><td>Aleksandar Design Group</td><td>DA-08 / Issue B</td><td>24/04/18</td></tr> <tr> <td>Sections AA-BB</td><td>Aleksandar Design Group</td><td>DA-09 / Issue B</td><td>24/04/18</td></tr> <tr> <td>Calculations</td><td>Aleksandar Design Group</td><td>DA-10a / Issue B</td><td>24/04/18</td></tr> <tr> <td>Calculations</td><td>Aleksandar Design Group</td><td>DA-10b / Issue B</td><td>24/04/18</td></tr> <tr> <td>Schedule of Finishes</td><td>Aleksandar Design Group</td><td>DA-14 / Issue B</td><td>24/04/18</td></tr> <tr> <td>West Elevation</td><td>Aleksandar Design Group</td><td>DA-02 / Issue B</td><td>24/04/18</td></tr> <tr> <td>Landscape Plans</td><td>Geoscapes</td><td>LDA-00 – LDA-05 / Issue A</td><td>24/04/18</td></tr> <tr> <td>BASIX Certificate</td><td>Outsource Ideas P/L</td><td>852190M_02</td><td>26/04/18</td></tr> <tr> <td>Carpark, ramp and driveway certification</td><td>Motion</td><td>N1815792A / Version 1a</td><td>--/04/18</td></tr> <tr> <td>Traffic and Parking Impact Report</td><td>Motion</td><td>N1815792A / Version 1a</td><td>--/04/18</td></tr> <tr> <td>Stormwater Concept Design</td><td>SGC</td><td>SW101-SW401 / Revision B</td><td>17/04/18</td></tr> <tr> <td>Access Assessment Report</td><td>BCA Logic</td><td>108453</td><td>08/09/17</td></tr> <tr> <td>Environmental noise and rail noise and vibration assessment</td><td>Acoustic Noise and Vibration Solutions</td><td>2017-435</td><td>13/11/17</td></tr> <tr> <td>BCA Assessment Report</td><td>BCA Logic</td><td>108453</td><td>08/09/17</td></tr> <tr> <td>Capital Investment Value Report</td><td>Construction Consultants</td><td>-</td><td>20/11/17</td></tr> <tr> <td>Bearing Pressure Assessment</td><td>EI Australia</td><td>-</td><td>06/09/17</td></tr> </table>			Plans / Document	Author	Plan No. / Issue	Dated	Site / Roof Plan	Aleksandar Design Group	DA-02 / Issue B	24/04/18	Basement 3 & 2	Aleksandar Design Group	DA-03 / Issue B	24/04/18	Basement 1 & Ground Floor Plan	Aleksandar Design Group	DA-04 / Issue B	24/04/18	Typical Levels 01-03 & 04-05	Aleksandar Design Group	DA-05 / Issue B	24/04/18	Typical Levels 06-07 & 08-09	Aleksandar Design Group	DA-06 / Issue B	24/04/18	North & West Elevation	Aleksandar Design Group	DA-07 / Issue B	24/04/18	South & East Elevation	Aleksandar Design Group	DA-08 / Issue B	24/04/18	Sections AA-BB	Aleksandar Design Group	DA-09 / Issue B	24/04/18	Calculations	Aleksandar Design Group	DA-10a / Issue B	24/04/18	Calculations	Aleksandar Design Group	DA-10b / Issue B	24/04/18	Schedule of Finishes	Aleksandar Design Group	DA-14 / Issue B	24/04/18	West Elevation	Aleksandar Design Group	DA-02 / Issue B	24/04/18	Landscape Plans	Geoscapes	LDA-00 – LDA-05 / Issue A	24/04/18	BASIX Certificate	Outsource Ideas P/L	852190M_02	26/04/18	Carpark, ramp and driveway certification	Motion	N1815792A / Version 1a	--/04/18	Traffic and Parking Impact Report	Motion	N1815792A / Version 1a	--/04/18	Stormwater Concept Design	SGC	SW101-SW401 / Revision B	17/04/18	Access Assessment Report	BCA Logic	108453	08/09/17	Environmental noise and rail noise and vibration assessment	Acoustic Noise and Vibration Solutions	2017-435	13/11/17	BCA Assessment Report	BCA Logic	108453	08/09/17	Capital Investment Value Report	Construction Consultants	-	20/11/17	Bearing Pressure Assessment	EI Australia	-	06/09/17
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	Letter Report			
	Site Validation Report	EI Australia	E223029 AC	17/10/16
	Waste Management Plan	Elephants Foot	-	13/09/17
	Statement of Environmental Effects	Pacific Planning	-	--/04/18
	Clause 4.6 Request to Vary Height	Pacific Planning	-	--/04/18
Report prepared by	Burwood Council			
Report date	1 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 / No

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 / No / Not Applicable

Special Infrastructure Contributions

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

Yes / No / 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?

Yes / 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