

COUNCIL ASSESSMENT REPORT

Panel Reference	2017SCL061		
DA Number	089/2017		
LGA	Burwood Council		
Proposed Development	Four storey car showroom with basement workshop		
Street Address	178, 194, 204 Parramatta Road Croydon		
Applicant/Owner	Urbis		
Date of DA lodgement	7 July 2017		
Number of Submissions	Nil		
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	<ul style="list-style-type: none"> Integrated Development – Roads Act and Water Management Act. SEPP No. 55 Remediation of Land, SEPP (Infrastructure) 2007 Burwood LEP 2012 Burwood DCP 2013 		
List all documents submitted with this report for the Panel's consideration	Plans / Document	Reference / Revision	Dated
	Cover Sheet	DA-000_08	
	Site Plan	DA-100-011 / Rev 06	19.03.18
	Demolition Plan	DA-101-001 / Rev 03	20.06.17
	Roof Level	DA-110-001 / Rev 17	19.03.18
	Basement	DA-110-002 / Rev 16	14.11.17
	Basement Mezzanine	DA-110-003 / Rev 16	14.11.17
	Ground Level	DA-110-100 / Rev 15	14.11.17
	Level 01	DA-110-110 / Rev 15	14.11.17
	Level 02	DA-110-120 / Rev 16	14.11.17
	Level 03	DA-110-130 / Rev 16	19.03.18
	North Elevation	DA-250-001 / Rev 10	14.11.17
	South Elevation	DA-250-201 / Rev 11	19.03.18
	West Elevation	DA-250-301 / Rev 11	19.03.18
	Section AA	DA-350-001 / Rev 11	14.11.17
	Section BB	DA-350-101 / Rev 10	19.03.18
	Section CC	DA-350-201 / Rev 09	14.11.17
	Solar Access June 21st_9am - 12pm	DA-710-001_04	
	Solar Access June 21st_1pm - 3pm	DA-710-002_04	
	GFA Diagrams	DA-720-001_04	
	Signage Plan	DA-810-001 / Rev 04	14.11.17
	Perspective 01	DA-900-001_09	
	Perspective 02	DA-900-002_06	
	Perspective 03	DA-900-003_05	
	Landscape Plan	DA-102 & DA-501 / Issue B	19.06.17
	Statement of Environmental Effects (Containing Clause 4.6)	SA6608	--.06.17
Report prepared by	James Arnold – Senior Urban Planner		
Report date	27 March 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