

COUNCIL ASSESSMENT REPORT

Panel Reference	2017SSH009
DA Number	DA-1369/2014/1
LGA	Canterbury Bankstown Council
Proposed Development	Excavation works and demolition of existing site structures, and construction of two (2) motor vehicle showrooms, service centre, car parking and associated landscaping works, and partial closure of Cahill Lane. Section 96(2) Application: Modifications to floor area, floor levels, roof design, service and plant, materials, access and other internal and external changes.
Street Address	135-151 Hume Highway and 1Z Cahill Lane, Greenacre
Applicant/Owner	Applicant: Art-Tec Building Owner: Proauto Group Property Holdings Pty Ltd
Date of DA lodgement	8 February 2017
Number of Submissions	Five (5) submissions (on behalf of four (4) separate households)
Recommendation	Approval
Regional Development Criteria (Schedule 4A of the EP&A Act)	Section 96(2) Application for 'Council related development' in excess of \$5 million CIV
List of all relevant s79C(1)(a) matters	<ul style="list-style-type: none"> • Section 96(2) of Environmental Planning & Assessment Act, 1979 • Section 79C of Environmental Planning & Assessment Act, 1979 • State Environmental Planning Policy (State and Regional Development) 2011 • State Environmental Planning Policy (Infrastructure) 2007 • State Environmental Planning Policy No. 55 – Remediation of Land • Bankstown Local Environmental Plan 2015 • Bankstown Development Control Plan 2015
List all documents submitted with this report for the Panel's consideration	<ul style="list-style-type: none"> • Assessment Report • Conditions of Consent • Architectural Plans • Statement (with justification for building height non-compliance)
Report prepared by	Samantha Mitchell
Report date	24 May 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

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?

Cl. 4.6 is not applicable to s96

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?

Yes

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

