

COUNCIL ASSESSMENT REPORT

Panel Reference	2017SSH023
DA Number	DA2017/0138
LGA	Georges River Council
Proposed Development	This application seeks development consent for consolidation of the existing allotments, demolition of existing structures, site remediation and construction of a mixed use development. The proposal includes a supermarket and two (2) retail tenancies with shop top housing for forty (40) units and three (3) basement levels of car parking including loading facilities.
Street Address	160-178 Stoney Creek Road Beverly Hills
Applicant/Owner	Applicant: SJB Planning Owners: Cuzeno P/L
Date of DA lodgement	18 May 2017
Number of Submissions	Two (2) submissions one containing seven (7) signatures to the amended proposal.
Recommendation	Refusal
Regional Development Criteria (Schedule 7 of the SEPP (State and Regional Development) 2011)	Regional Development is defined in Schedule 7 of State Environmental Planning Policy (State and Regional Development) 2011. Development with a capital investment value (CIV) over \$20Million The CIV of this application as outlined in the Registered Quantity Surveyors Detailed Cost Report is \$22,357,500.
List of all relevant s4.15(1)(a) matters	<ul style="list-style-type: none"> • Environmental Planning and Assessment Act 1979. • Environmental Planning and Assessment Regulation 2000. • State Environmental Planning Policy No 55 – Remediation of Land. • State Environmental Planning Policy No 65 – Design Quality of Residential Apartment Development. • State Environmental Planning Policy (Building and Sustainability Index: 2004) • State Environmental Planning Policy (Vegetation in non-rural areas) 2017 • State Environmental Planning Policy (Infrastructure) 2007. • State Regional Environmental Plan No 2 – Georges River Catchment. • SEPP Regional Development • Hurstville Local Environmental Plan 2012. • Hurstville Development Control Plan No 1. Section 94 Contributions Plan
List all documents submitted with this report for the Panel's consideration	<ul style="list-style-type: none"> • Applicant's response to reasons for deferral. • Architectural plans. • Revised Clause 4.6 Variation to Floor Space Ratio • Landscape plans. • Remediation Action Plan • BASIX • BASIX Assessor Certificate • Deliveries and Loading Schedule • Objections • Council Assessment Report (SSPP) 9 Oct 2018 • Record of Deferral (SSPP) Meeting 9 Oct 2018
Report prepared by	Mark Raymundo Senior Development Assessment Planner
Report date	28 May 2019

Summary of s4.15 matters

Have all recommendations in relation to relevant s4.15 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

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, amended
Clause 4.6 to
vary Clause 4.4
Floor Space
Ratio of the
Hurstville Local
Environmental
Plan 2012**

Special Infrastructure Contributions

Does the DA require Special Infrastructure Contributions conditions (S7.24)?

Note: Certain DAs in the Western Sydney Growth Areas Special Contributions Area may require specific Special Infrastructure Contributions (SIC) conditions

Not Applicable.

Conditions

Have draft conditions been provided to the applicant for comment?

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

No.