

COUNCIL ASSESSMENT REPORT

Panel Reference	PPSSSH- 105
DA Number	DA-1066-2021
LGA	Canterbury Bankstown Council
Proposed Development	Demolition of existing structures and partial site clearing; remediation works, contamination management and earthworks; and construction of an industrial warehouse and distribution estate comprising 12 warehouses and associated works including 3 vehicular access points from Christina Rd, intended for 24 hour operation
Street Address	2 and 60 Christina Road, Villawood
Applicant	Villawood Devco Pty Ltd
Date of DA lodgement	27 January 2022
Total number of Submissions Number of Unique Objections	<ul style="list-style-type: none"> One
Recommendation	Approval
Regional Development Criteria (Schedule 7 of the SEPP (State and Regional Development) 2011	General development over \$30 million
List of all relevant s4.15(1)(a) matters	i.e. any: <ul style="list-style-type: none"> Biodiversity Conservation Act 2016 State Environmental Planning Policy (Planning Systems) 2021 State Environmental Planning Policy (Biodiversity and Conservation) 2021 State Environmental Planning Policy (Resilience and Hazards) 2021 State Environmental Planning Policy (Transport and Infrastructure) 2021 Bankstown Local Environmental Plan 2015 (BLEP 2015) Draft Canterbury Bankstown Local Environmental Plan 2020 Bankstown Development Control Plan 2015 (BDGP 2015)
List all documents submitted with this report for the Panel's consideration	i.e. any: <ul style="list-style-type: none"> Plans Biodiversity Assessment Report Remediation Action Plan Traffic Report Acoustic Report Construction Environmental management Plan
Clause 4.6 requests	Please list: Not proposed
Summary of key submissions	i.e any: <ul style="list-style-type: none"> Contamination on site Biodiversity retention Landscaping on site
Report prepared by	Cassandra Gibbons
Report date	21 September 2022

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?

Not applicable

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

Yes