

# COUNCIL ASSESSMENT REPORT

<b>Panel Reference</b>	PPSSSH-25
<b>DA Number</b>	DA-478-2020
<b>LGA</b>	Canterbury Bankstown Council
<b>Proposed Development</b>	Demolition of existing sheds/structures, the decommissioning of the old (original) provisioning point, a relocation of existing infrastructure (waste water treatment, oil tank, coolant tank containers), the construction of a Locomotive Provisions Centre, alterations to the railway track and extension into the proposed Locomotive Provisions Centre and the relocation of two diesel fuel tanks to a create fuel truck unloading area
<b>Street Address</b>	20 Dasea Street, Chullora
<b>Applicant</b>	Barr Property and Planning
<b>Owner</b>	Asciano Services Pty Ltd
<b>Date of DA lodgement</b>	16 June 2020
<b>Total number of Submissions</b> <b>Number of Unique Objections</b>	<ul style="list-style-type: none"> <li>One submission received</li> </ul>
<b>Recommendation</b>	<b>Approval</b>
<b>Regional Development Criteria (Schedule 7 of the SEPP (State and Regional Development) 2011</b>	The proposed development has an estimated capital investment value of \$5,504,000 which exceeds the capital investment threshold of \$5 million for ' <i>private infrastructure and community facilities</i> '.
<b>List of all relevant s4.15(1)(a) matters</b>	<p>i.e. any:</p> <ul style="list-style-type: none"> <li>Section 4.15 of the <i>Environmental Planning and Assessment Act, 1979</i></li> <li>Clause 28 and 35 of Schedule 3, <i>Environmental Planning and Assessment Regulations, 2000</i></li> <li><i>Water Management Act, 2000</i></li> <li>State Environmental Planning Policy No. 55 – Remediation of Land</li> <li>State Environmental Planning Policy (Infrastructure) 2007</li> <li>State Environmental Planning Policy (State and Regional Development) 2011</li> <li>State Environmental Planning Policy (Vegetation in Non-Rural areas) 2017</li> <li>Bankstown Local Environmental Plan 2015</li> <li>Bankstown Development Control Plan 2015 Draft Consolidated</li> <li>Canterbury Bankstown Local Environmental Plan 2020</li> <li></li> </ul>
<b>List all documents submitted with this report for the Panel's consideration</b>	<ul style="list-style-type: none"> <li>Statement of Environmental Effects</li> <li>Architectural Plans</li> <li>Stormwater Plans</li> <li>Acoustic Report</li> <li>Detailed Site Investigation Report (DSI Report)</li> <li>Site Auditor Report</li> <li>Contour Plans</li> <li>Schedule of finishes</li> </ul>
<b>Clause 4.6 requests</b>	NA
<b>Summary of key submissions</b>	NA
<b>Report prepared by</b>	Casandra Gibbons
<b>Report date</b>	9 December 2020

## 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?

**Not applicable**

*e.g. Clause 7 of SEPP 55 - Remediation of Land, Clause 4.6(4) of the relevant LEP*

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**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**

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**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**

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**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**