

## COUNCIL ASSESSMENT REPORT

<b>Panel Reference</b>	<b>2015SYW073</b>
<b>DA Number</b>	<b>DA-220/2015</b>
<b>LGA</b>	<b>Canterbury-Bankstown</b>
<b>Proposed Development</b>	<b>Demolition of Existing Structures and Construction of Two (2) Residential Flat Buildings Containing a Total 150 Units with new Vehicular Access from Cross St</b>
<b>Street Address</b>	<b>11-17 Cross St, Bankstown</b>
<b>Applicant/Owner</b>	<b>Maxims Family Trust</b>
<b>Date of DA lodgement</b>	<b>16 March 2015</b>
<b>Number of Submissions</b>	<b>Two (2)</b>
<b>Recommendation</b>	<b>Approval</b>
<b>Regional Development Criteria (Schedule 4A of the EP&amp;A Act)</b>	<b>CIV exceeds \$20million</b>
<b>List of all relevant s79C(1)(a) matters</b>	<ul style="list-style-type: none"> <li>• <b>State Environmental Planning Policy (Infrastructure) 2007</b></li> <li>• <b>State Environmental Planning Policy No. 55 – Remediation of Land</b></li> <li>• <b>State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004</b></li> <li>• <b>State Environmental Planning Policy (State and Regional Development) 2011</b></li> <li>• <b>State Environmental Planning Policy No. 65 – Design Quality of Residential Flat Development</b></li> <li>• <b>Greater Metropolitan Regional Environmental Plan No. 2 – Georges River Catchment (Deemed SEPP)</b></li> <li>• <b>Bankstown Local Environmental Plan 2015</b></li> <li>• <b>Bankstown Development Control Plan 2015</b></li> </ul>
<b>List all documents submitted with this report for the Panel's consideration</b>	<p>Attachments:</p> <p>A      Conditions of Consents</p> <p>B      Site/Ground Floor Plan</p> <p>C      Level 1 Plan</p> <p>D      Level 2 Plan</p> <p>E      Level 3 Plan</p> <p>F      Level 4 Plan - Podium</p> <p>G      Level 5-8 Plan - Typical</p> <p>H      Level 9 Plan</p> <p>I      Level 10 Plan</p> <p>J      Level 11 Plan</p> <p>K      Roof Plan</p> <p>L      North Elevation</p> <p>M      Building A East West Elevations</p> <p>N      Building B East West Elevations</p> <p>O      South Elevation</p> <p>P      Streetscape Elevation from Stacey Street</p> <p>Q      Sections</p> <p>R      Solar Access – Winter Solstice</p> <p>S      Solar Access – Equinox</p> <p>T      Solar Access – Winter, 7 Cross St (East)</p> <p>U      Solar Access – Winter, 7 Cross St (West)</p> <p>V      Stacey St Perspective</p> <p>W      Cross Street Perspective</p>
<b>Report prepared by</b>	<b>Development Services</b>
<b>Report date</b>	<b>27 June 2017</b>

**Summary of s79C matters**

Have all recommendations in relation to relevant s79C matters been summarised in the Executive Summary of the assessment report?	<b>Yes</b>
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**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?	<b>No</b>
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*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?	<b>In report</b>
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**Special Infrastructure Contributions**

Does the DA require Special Infrastructure Contributions conditions (S94EF)?	<b>No</b>
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*Note: Certain DAs in the Western Sydney Growth Areas Special Contributions Area may require specific Special Infrastructure Contributions (SIC) conditions*

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**Conditions**

Have draft conditions been provided to the applicant for comment?	<b>Yes</b>
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*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*