

COUNCIL ASSESSMENT REPORT

Panel Reference	2016SYW079
DA Number	DA-241/2016
LGA	Canterbury-Bankstown
Proposed Development	Demolition of Existing Site Structures and the Construction of a Place of Public Worship with a maximum capacity of 417 patrons, associated ancillary uses and car parking for 127 vehicles
Street Address	131-135 Eldridge Rd, Condell Park
Applicant/Owner	Alliance Project Group/Islamic Education Institute Inc
Date of DA lodgement	24 March 2016
Number of Submissions	32
Recommendation	Approval
Regional Development Criteria (Schedule 4A of the EP&A Act)	Place of Public Worship where Capital Investment Value exceeds \$5million
List of all relevant s79C(1)(a) matters	<ul style="list-style-type: none"> • State Environmental Planning Policy No. 55 – Remediation of Land • State Environmental Planning Policy (State and Regional Development) 2011 • Bankstown Local Environmental Plan 2015 • Bankstown Development Control Plan 2015 (particularly Part B5 – Parking and Part B8 – Places of Public Worship)
List all documents submitted with this report for the Panel's consideration	See attachment list
Report prepared by	Development Services
Report date	29 August 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

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 (S94EF)?

Not Applicable

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?

No

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