

COUNCIL ASSESSMENT REPORT

Panel Reference	2016SYW190
DA Number	DA-576/2015/3
LGA	Canterbury Bankstown Council
Proposed Development	Construction of a seven (part six) storey residential flat building containing 156 residential apartments above two levels of basement car parking with strata title subdivision S96(2) Amendment: Modification to the approved development to include four additional units, 12 additional basement car parking spaces, a rooftop communal open space area, relocated pump room/plant and fire services, and associated modifications to the building
Street Address	74-80 Restwell Street and 1-9 Leonard Street, Bankstown
Applicant/Owner	Applicant: Le Chateau Developments Pty Ltd C/- Jensen Bowers Owner: Le Chateau Developments Pty Ltd
Date of DA lodgement	12 August 2016
Number of Submissions	Nil
Recommendation	Refusal
Regional Development Criteria (Schedule 4A of the EP&A Act)	Section 96(2) Application to modify a determination made by the Sydney West Joint Regional Planning Panel and, according to Clause 21(1)(b) of <i>State Environmental Planning Policy (State and Regional Development) 2011</i> , is reported to the Sydney South Planning Panel for determination.
List of all relevant s79C(1)(a) matters	<ul style="list-style-type: none"> • <i>Section 96(2) of Environmental Planning and Assessment Act, 1979</i> • <i>Section 79C of Environmental Planning and Assessment Act, 1979</i> • <i>State Environmental Planning Policy No. 65 – Design Quality of Residential Apartment Development and Apartment Design Guide,</i> • <i>State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004,</i> • <i>Bankstown Local Environmental Plan 2015,</i> • <i>Bankstown Development Control Plan 2015.</i>
List all documents submitted with this report for the Panel's consideration	<ul style="list-style-type: none"> • Assessment Report • Reasons for Refusal • Architectural Plans • Statement • Clause 4.6 Submission (for DA-576/2015) • Submission in response to Reasons for Deferral
Report prepared by	Samantha Mitchell
Report date	23 May 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?

Yes

Special Infrastructure Contributions

Does the DA require Special Infrastructure Contributions conditions (S94EF)?

No

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?

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 – reasons
for refusal
prepared**