

COUNCIL ASSESSMENT REPORT

Panel Reference	2017SSH010
DA Number	DA74/2017
LGA	Canterbury-Bankstown
Proposed Development	Demolition of existing site structures and construction of a six (6) storey residential flat building comprising of sixty (60) residential units and basement car parking under State Environmental Planning Policy (Affordable Rental Housing) 2009
Street Address	Lots 30-31 DP 6649, No. 47-49 Percy Street, BANKSTOWN NSW 2200
Applicant/Owner	Tony Owen
Date of DA lodgement	8 February 2017
Number of Submissions	Two (2)
Recommendation	It is recommended that the application be approved
Regional Development Criteria (Schedule 4A of the EP&A Act)	This matter is reported to the Sydney South Planning Panel in accordance with the provisions of <i>State Environmental Planning Policy (State and Regional Development) 2011</i> . The proposed development has an estimated value of \$17.35 million, which exceeds the capital investment threshold of \$5 million for 'affordable housing' under Schedule 4A(6)(b) of the <i>Environmental Planning and Assessment Act, 1979</i> .
List of all relevant s79C(1)(a) matters	<p>The Development Application has been assessed in accordance with the provisions of Section 79C of the <i>Environmental Planning and Assessment Act, 1979</i> and the relevant specific environmental planning instruments, including:</p> <ul style="list-style-type: none"> • State Environmental Planning Policy No 65—Design Quality of Residential Apartment Development (including the Apartment Design Guide); and • State Environmental Planning Policy (Affordable Rental Housing) 2009 (ARHSEPP); and • State Environmental Planning Policy No 55—Remediation of Land; and • State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004; and • Greater Metropolitan Regional Environmental Plan No 2—Georges River Catchment; and • Bankstown Local Environmental Plan 2015 (BLEP 2015); and • Bankstown Development Control Plan 2015 (BDCP 2015).
List all documents submitted with this report for the Panel's consideration	<ul style="list-style-type: none"> • Architectural plans • Assessment report • Objections
Report prepared by	Kristy Bova
Report date	6 June 2016

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