

## COUNCIL ASSESSMENT REPORT

<b>Panel Reference</b>	2017SSH030 DA
<b>DA Number</b>	591/2015
<b>LGA</b>	Canterbury Bankstown Council
<b>Proposed Development</b>	Demolition of existing structures and construction a mixed-use development comprising a residential flat building with 149 residential apartments and commercial premises over three (3) levels of basement car parking
<b>Street Address</b>	642-644 Canterbury Road, 1-3 Platts Avenue and 2A, 2B, 2C and 2D Liberty Street, Belmore
<b>Applicant/Owner</b>	Applicant: Holt Point Pty Ltd C/- Statewide Planning Pty Ltd  Owners: Current: Holt Point Pty Ltd At Lodgement: Max Dippert, Phillip Dippert, Lynette Bruderlin, M.F Dippert Pty Ltd, Prakash Gulabdas, Indira Gulabdas
<b>Date of DA lodgement</b>	3 December 2015
<b>Number of Submissions</b>	Four (4) submissions and three (3) petitions
<b>Recommendation</b>	Refusal
<b>Regional Development Criteria (Schedule 7 of the SEPP (State and Regional Development) 2011</b>	Capital Investment Value (CIV) of \$36,750,168 Estimated Cost of \$40,425,185.00
<b>List of all relevant s4.15(1)(a) matters</b>	i.e. any: <ul style="list-style-type: none"> <li>Section 4.15 of the <i>Environmental Planning and Assessment Act 1979</i> is not applicable (Pursuant to Section 4.9 of the EPA Act, a prohibited development is not a form of development that can obtain development consent)</li> </ul>
<b>List all documents submitted with this report for the Panel's consideration</b>	i.e. any: <ul style="list-style-type: none"> <li>Not Applicable</li> </ul>
<b>Report prepared by</b>	Shona Porter – Senior Planner
<b>Report date</b>	30 October 2018

### 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 / No**

### 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 / No / Not Applicable**

*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 / No / Not Applicable**

### Special Infrastructure Contributions

Does the DA require Special Infrastructure Contributions conditions (\$7.24)?

**Yes / No / 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?

**Yes / 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*