

COUNCIL ASSESSMENT REPORT

Panel Reference	2017SSH042
DA Number	DA-840/2017
LGA	Canterbury Bankstown
Proposed Development	Demolition of existing site structures and construction of a four (4) storey boarding house comprising of fifty (50) boarding room, managers rooms, communal room, neighbourhood shop at ground floor level, and associated car-parking.
Street Address	77 – 79 Waldron Road, Chester Hill
Applicant/Owner	Rachel Condon, Hampton Property Services Pty Ltd
Date of DA lodgement	11 September 2017
Number of Submissions	Two (2)
Recommendation	Refusal
Regional Development Criteria (Schedule 7 of the SEPP (State and Regional Development) 2011)	Affordable Housing with Capital Investment Value > \$5 million
List of all relevant s4.15(1)(a) matters	<ul style="list-style-type: none"> • <i>State Environmental Planning Policy (Infrastructure) 2007;</i> • <i>State Environmental Planning Policy No. 55 (Remediation of Land);</i> • <i>State Environmental Planning Policy (Affordable Rental Housing 2009);</i> • <i>Bankstown Local Environmental Plan 2015; and</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"> • Architectural plans; • Access Report • Acoustic Report • BASIX certificate • Plan of management; • Section J Report; • Survey; • Traffic Report; • Statement of Environmental Effects; and • Stormwater Plans.
Report prepared by	Priscilla Prakash
Report date	26 July 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

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 (\$7.24)?

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?

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