

COUNCIL ASSESSMENT REPORT

Panel Reference	2017SSH043
DA Number	DA-957/2017
LGA	Canterbury-Bankstown
Proposed Development	Demolition of existing structures, associated site works including excavation, construction of a 14-storey mixed use development comprising of basement car-parking, 516 residential apartments, retail and commercial tenancies, child-care centre, and associated landscaping
Street Address	32 Kitchener Parade, Bankstown
Applicant/Owner	Kitchener 048 Service Pty Ltd
Date of DA lodgement	13 October 2017
Number of Submissions	1
Recommendation	Approval
Regional Development Criteria (Schedule 7 of the SEPP (State and Regional Development) 2011)	General Development exceeds \$20 million CIV
List of all relevant s4.15(1)(a) matters	i.e. any: <ul style="list-style-type: none"> SEPP (State and Regional Development) 2011, SEPP (BASIX) 2004, SEPP (Infrastructure) 2007, SEPP 55 Remediation of Land, SEPP 65 Design Quality of Residential Apartment Development, Bankstown LEP 2015 Bankstown DCP 2015 Environmental Planning & Assessment Regulation 2000
List all documents submitted with this report for the Panel's consideration	i.e. any: <ul style="list-style-type: none"> Architectural plans Architectural perspectives Landscape plans
Report prepared by	Daniel Bushby – Team Leader Planning West
Report date	26 March 2019

Summary of s4.15 matters

Have all recommendations in relation to relevant s4.15 matters addressed in 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 summarised, in 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 (S7.24)? **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