COUNCIL ASSESSMENT REPORT

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| **Panel Reference** | PPS-2018SSH006 |
| **DA Number** | DA-1213/2017 |
| **LGA** | Canterbury Bankstown Council |
| **Proposed Development** | Construction of a seniors housing development comprising five buildings including a residential care facility, self-contained dwellings, community facilities, sealed road, basement and at-grade car parking and associated earthworks under State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 |
| **Street Address** | 27 Bullecourt Avenue, Milperra NSW 2214 |
| **Applicant/Owner** | Applicant: Anglican Community ServicesOwner: Anglican Retirement Villages |
| **Date of DA lodgement** | 18 December 2017 |
| **Total number of Submissions** **Number of Unique Objections** | * 5
* 5
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| **Recommendation** | Approval |
| **Regional Development Criteria (Schedule 7 of the SEPP (State and Regional Development) 2011** | This matter is reported to the Sydney South Planning Panel as the proposed development exceeds the threshold for ‘general development’ in accordance with Part 4 and Schedule 7 of State Environmental Planning Policy (State and Regional Development) 2011 as the capital investment value exceeds $30 million. |
| **List of all relevant s4.15(1)(a) matters** | * State Environmental Planning Policy (State and Regional Development) 2011
* State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017
* State Environmental Planning Policy No. 55 – Remediation of Land
* State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004
* State Environmental Planning Policy No. 65 – Design Quality of Residential Apartment Development
* State Environmental Planning Policy No. 64 – Advertising and Signage
* State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004
* Greater Metropolitan Regional Environmental Plan No. 2 – Georges River Catchment
* Draft Canterbury Bankstown Local Environmental Plan 2020
* Bankstown Local Environmental Plan 2015
* Bankstown Development Control Plan 2015
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| **List all documents submitted with this report for the Panel’s consideration** | * Architectural Plans (1)
* Architectural Plans (2)
* Architectural Plans (3)
* Landscape Plans
* Civil Plans
* Stormwater Management Flood Study
* BASIX Certificate
* Operational Plan of Management
* Anglicare Milperra Flood Emergency Response
* Statement of Compliance – Access for People with a Disability
* Arborcultural Impact Assessment Report
* Acoustic Assessment
* CIV Estimate Letter
* Waste Management Plan
* Traffic and Parking Assessment
* Remediation Action Plan
* Detailed Site Investigation
* Bus Stop Configuration (1)
* Bus Stop Configuration (2)
* Site Planning Staging Diagram
* Survey
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| **Clause 4.6 requests** | Bankstown Local Environmental Plan 2015* Clause 4.3 – height of buildings
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| **Summary of key submissions** | * Visual Privacy for residential properties to the west
* Traffic, Congestion & Road Safety on Bullecourt
* Street Parking
* Noise & Dust during construction
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| **Report prepared by** | Warren Terry |
| **Report date** | 28 October 2020 |
| **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?*e.g. Clause 7 of SEPP 55 - Remediation of Land, Clause 4.6(4) of the relevant LEP* | **Yes** |
| **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 (S7.24)?*Note: Certain DAs in the Western Sydney Growth Areas Special Contributions Area may require specific Special Infrastructure Contributions (SIC) conditions* | **Not applicable** |
| **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* | **Yes** |