

## COUNCIL ASSESSMENT REPORT

Panel Reference	2018SSH040
DA Number	DA-384/2018
LGA	Canterbury Bankstown Council
Proposed Development	Demolition of existing site structures and construction of a fifty-two (52) room boarding house, manager's residence, communal room, outdoor areas, associated site works, landscaping and basement car parking under SEPP (Affordable Rental Housing) 2009
Street Address	144-146 Boronia Road, Greenacre
Applicant/Owner	CK Design / George Steven Valiotis and Stamatia Valiotis
Date of DA lodgement	18 May 2018
Number of Submissions	Exhibition period 1 – 35 submissions (including 5 petitions containing 102 signatures) Exhibition periods 2 and 3 – 47 submissions (including 3 petitions containing 50 signatures)
Recommendation	Approval
Regional Development Criteria (Schedule 7 of the SEPP (State and Regional Development) 2011	Clause 5(b) – Private infrastructure and community facilities over \$5 million (affordable housing)
List of all relevant s4.15(1)(a) matters	<ul style="list-style-type: none"> <li>• SEPP (State and Regional Development) 2011</li> <li>• SEPP No. 55 – Remediation of Land</li> <li>• SEPP (BASIX) 2004</li> <li>• SEPP (Infrastructure) 2007</li> <li>• SEPP (Affordable Rental Housing) 2009</li> <li>• Bankstown Local Environmental Plan 2015</li> <li>• Bankstown Development Control Plan 2015</li> </ul>
List all documents submitted with this report for the Panel's consideration	<ul style="list-style-type: none"> <li>• Architectural plans</li> <li>• Landscape plan</li> <li>• Stormwater drainage plan</li> <li>• Easement registration documentation</li> <li>• Detailed Environmental Site Assessment</li> <li>• BASIX certificate</li> <li>• Acoustic Report</li> <li>• Traffic and Parking Assessment Report, vehicle swept paths and supplementary letter</li> <li>• Waste collection letter</li> <li>• Clause 4.6 submission</li> <li>• Arborist Report</li> <li>• Plan of Management</li> <li>• CPTED assessment</li> <li>• Statement of Environmental Effects (original)</li> </ul>
Report prepared by	Samantha Mitchell
Report date	5 June 2019

### 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

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**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**

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**Special Infrastructure Contributions**

Does the DA require Special Infrastructure Contributions conditions (S7.24)?

**Not Applicable**

*Note: Certain DAs in the Western Sydney Growth Areas Special Contributions Area may require specific Special Infrastructure Contributions (SIC) conditions*

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**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*