

## COUNCIL ASSESSMENT REPORT

Panel Reference	PPS-2018SSH045
DA Number	DA-550/2018
LGA	Canterbury Bankstown
Proposed Development	Demolition of existing site structures, construction of a 7 storey mixed commercial and residential building comprising of a 52 room boarding house with communal living area, managers room, and a Residential Apartment Building containing 56 apartments both with basement car parking and associated landscape works, site works and ancillaries.
Street Address	46 - 50 Meredith Street, BANKSTOWN NSW 2200
Applicant/Owner	J A Bova and C & J Bova Investments Pty Ltd
Date of DA lodgement	9 July 2018
Total number of Submissions Number of Unique Objections	NIL
Recommendation	<b>Approval</b>
Regional Development Criteria (Schedule 7 of the SEPP (State and Regional Development) 2011	The proposed development has an estimated value of \$29,799,000, which exceeds the capital investment threshold of \$5 million for ' <i>Private Infrastructure and Community Facilities</i> '.
List of all relevant s4.15(1)(a) matters	<p>i.e. any:</p> <ul style="list-style-type: none"> <li>• Section 4.15 of the <i>Environmental Planning and Assessment Act, 1979</i></li> <li>• State Environmental Planning Policy No. 55 – Remediation of Land</li> <li>• State Environmental Planning Policy No. 65 – Design Quality of Residential Apartments Development</li> <li>• State Environmental Planning Policy (State and Regional Development) 2011</li> <li>• State Environmental Planning Policy (Affordable Rental Housing) 2009</li> <li>• State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004,</li> <li>• State Environmental Planning Policy (Vegetation in Non-Rural areas) 2017</li> <li>• Greater Metropolitan Regional Environmental Plan No 2—Georges River Catchment (a deemed SEPP)</li> <li>• Bankstown Local Environmental Plan 2015</li> <li>• Bankstown Development Control Plan 2015 Draft Consolidated Canterbury Bankstown Local Environmental Plan 2020</li> </ul>
List all documents submitted with this report for the Panel's consideration	<ul style="list-style-type: none"> <li>• Statement of Environmental Effects</li> <li>• Architectural Plans</li> <li>• Stormwater Plans</li> <li>• Acoustic Report</li> <li>• Detailed Site Investigation Report (DSI Report)</li> <li>• Remediation Action Plan</li> <li>• Contour Plans</li> <li>• Landscape Plans</li> <li>• Shadow Diagrams</li> <li>• BASIX Certificate</li> <li>• Schedule of finishes</li> <li>• Airport concurrence</li> <li>• Plan of Management</li> </ul>
Clause 4.6 requests	N/A

<b>Summary of key submissions</b>	N/A
<b>Report prepared by</b>	Cassandra Gibbons
<b>Report date</b>	21 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?

**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?

**Not applicable**

#### 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**