

COUNCIL ASSESSMENT REPORT

Panel Reference	PPSSSH-24
DA Number	DA-528/2020
LGA	Canterbury-Bankstown
Proposed Development	Demolition of the existing bus interchange and associated buildings near the north-west corner of the site, and the construction of a new mixed-use development comprising two eight-storey commercial office towers with rooftop plant and one part five/part six-storey commercial office tower, with ground levels containing retail, wellness and food & beverage uses in an 'Eat Street' configuration, along with changes to the existing shopping centre and existing at-grade car parking, as well as the provision of access, basement car parking, and associated public realm works and landscaping
Street Address	1 North Terrace, Bankstown
Applicant/Owner	Vicinity Centres PM Pty Ltd/ Vicinity Bankstown Pty Ltd
Date of DA lodgement	29 June 2020
Total number of Submissions Number of Unique Objections	• Nil • Nil
Recommendation	Approval
Regional Development Criteria (Schedule 7 of the SEPP (State and Regional Development) 2011)	CIV greater than \$30million (\$165,564,255)
List of all relevant s4.15(1)(a) matters	• State Environmental Planning Policy (State and Regional Development) 2011 (State and Regional Development SEPP) • State Environmental Planning Policy 55 – Remediation of Land (SEPP 55) • State Environmental Planning Policy (Infrastructure) 2007 (Infrastructure SEPP) • State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017 • Greater Metropolitan Regional Environmental Plan No. 2 – Georges River Catchment (GMREP 2) • Bankstown Local Environmental Plan 2015 (BLEP 2015) • Draft Canterbury Bankstown Local Environmental Plan 2021 (DCBLEP 2021) • Bankstown Development Control Plan 2015 (BDCP 2015) • Bankstown Development Contributions Plan • Relevant Clauses of the Environmental Planning and Assessment Regulation 2000, including Clauses 92 and 98.
List all documents submitted with this report for the Panel's consideration	• Council Assessment report – Executive Summary • Attachment A - DA-528/2020 Assessment Report • Attachment B - Conditions of Consent DA-528_2020 • Attachment C - Locality Plan • Appendix A – Survey Plan v1 • Appendix B – Revised Demolition Plan • Appendix C1 – Revised Architectural Plans v2 • Appendix D – Revised Landscape Plans • Appendix T – Clause 4.6 Variation Request • Appendix W – Jacobs Street Entry-Exit Layout
Clause 4.6 requests	• Bankstown Local Environmental Plan 2015 (BLEP 2015) • Clause 4.3 – Height of buildings • Zone B4 Mixed Use
Summary of key submissions	N/A
Report prepared by	Canterbury-Bankstown Council: Planning Directorate, Development Unit
Report date	8 July 2021

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?

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

No

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