

COUNCIL ASSESSMENT REPORT

Panel Reference	PPSSSH-71
DA Number	DA-152/2021
LGA	Canterbury Bankstown Council
Proposed Development	Remediation of the site, Construction of a Seniors Living Development comprising of five (5) buildings with a total of 197 dwellings and ancillary uses including a medical centre, café, neighbourhood shop, restaurant/lounge, outdoor swimming pool, with communal landscaped areas and basement car-parking
Street Address	10 Nelson Short Street, Potts Hill
Applicant/Owner	Potts Hill Group Pty Ltd
Date of DA lodgement	19 March 2021
Total number of Submissions Number of Unique Objections	<ul style="list-style-type: none"> • 0 • 0
Recommendation	Approval
Regional Development Criteria (Schedule 7 of the SEPP (State and Regional Development) 2011	The proposed development has an estimated capital investment value that exceeds the threshold of \$30 million for 'General Development' (Schedule 7, Cl 2).
List of all relevant s4.15(1)(a) matters	i.e. any: State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 State Environmental Planning Policy 55 – Remediation of Land State Environmental Planning Policy 65 – Design Quality of Residential Apartment Development State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004 State Environmental Planning Policy (Infrastructure) 2007 State Environmental Planning Policy (Vegetation in Non-rural Areas) 2017 Bankstown Local Environmental Plan 2015 Draft Canterbury Bankstown Local Environmental Plan Bankstown Development Control Plan 2015
List all documents submitted with this report for the Panel's consideration	i.e. any: <ul style="list-style-type: none"> • Final Assessment Report • Recommended Conditions of Consent • Plans for Determination • Amended Architectural Plans 2 – 10 Nelson Short Street, Potts Hill • Civil Stormwater Management Report – 10 Nelson Short Street, Potts Hill • Civil Engineering Plans – 10 Nelson Short Street, Potts Hill • Preliminary Site Investigation Report – 10 Nelson Short Street, Potts Hill • Statement of Environmental Effects – 10 Nelson Short Street, Potts Hill • Acoustic Report – 10 Nelson Short Street, Potts Hill • BASIX Certificate – 10 Nelson Short Street, Potts Hill • Remediation Action Plan – 10 Nelson Short Street, Potts Hill • Preliminary Geotechnical Investigation Report – 10 Nelson Short Street, Potts Hill • Heritage Impact Statement – 10 Nelson Short Street, Potts Hill • Landscape Plans – 10 Nelson Short Street, Potts Hill • Amended Plan of Management – 10 Nelson Short Street
Clause 4.6 requests	Please list: <ul style="list-style-type: none"> • N/A

Summary of key submissions	i.e any: <ul style="list-style-type: none"> N/A
Report prepared by	Aidan Harrington
Report date	11 November 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?

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

No