

COUNCIL ASSESSMENT REPORT

Panel Reference	PPSSSH-13
DA Number	DA-1075-2019
LGA	Canterbury Bankstown Council
Proposed Development	Demolition of existing site structures and construction of a new facility for use as a registered club with shops/retail and office/business uses and car parking consisting of 420 spaces located in basement levels as well as at-grade, with other associated works including a new internal road, a publicly accessible courtyard and pocket park, associated civil engineering and drainage works and associated landscaping works
Street Address	921, 921A, 921B, 923 & 925 Punchbowl Road & 21 Canterbury Road, Punchbowl
Applicant	Cmt Architects Pty Ltd
Owner	The Croatian Club Ltd
Date of DA lodgement	16 December 2019
Total number of Submissions	Two submissions
Number of Unique Objections	
Recommendation	Refusal
Regional Development Criteria (Schedule 7 of the SEPP (State and Regional Development) 2011	The proposed development has an estimated value of \$40,927,500 which exceeds the capital investment threshold of \$30 million for 'general development'
List of all relevant s4.15(1)(a) matters	<p>i.e. any:</p> <ul style="list-style-type: none"> • Section 4.15 of the <i>Environmental Planning and Assessment Act, 1979</i> • Water Management Act 2000 • State Environmental Planning Policy No 55 – Remediation of Land • State Environmental Planning Policy (Infrastructure) 2007 • Greater Metropolitan Regional Environmental Plan No 2 - Georges River Catchment • Bankstown Local Environmental Plan 2015 • Bankstown Development Control Plan 2015 • Draft Consolidated Canterbury Bankstown Local Environmental Plan 2020
List all documents submitted with this report for the Panel's consideration	<p>i.e. any:</p> <ul style="list-style-type: none"> • Statement of Environmental Effects • Architectural Plans • Stormwater Plans • Traffic Impact Assessment • Waste Management Plan • Clause 4.6 Variation request • Acid Sulphate Soils Management Plan • Building Code of Australia Report • Geotechnical Desktop Study Report • Landscape Plans • Shadow diagrams • Survey Plan • Schedule of finishes – 3D model
Clause 4.6 requests	<ul style="list-style-type: none"> • A Clause 4.6 submitted to vary the BLEP 2015, Clause 4.3 in relation to Height of buildings.
Summary of key submissions	<ul style="list-style-type: none"> • Permissibility of the development given the split zoning of the site • Failure to comply with floor space ratio • Failure to comply with height of buildings • Traffic and parking concerns • Environmental concerns (contamination) • Bulk and scale • Lack of information to demonstrate impacts from the development
Report prepared by	Casandra Gibbons
Report date	9 December 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?

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

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