

DATE OF DETERMINATION	28 September 2021
PANEL MEMBERS	Helen Lochhead (Chair), Stuart McDonald, Heather Warton, Nadia Saleh, Bilal El-Hayek
APOLOGIES	None
DECLARATIONS OF INTEREST	None

Public meeting held Public Teleconference on 27 September 2021, opened at 1pm and closed at 2.30pm

PLANNING PROPOSAL

PP-2020-4127 – CANTEBURY BANKSTOWN - PP_2020_CBANK_002_00 - AT 30 - 46 Auburn Road REGENTS PARK NSW 2143 (AS DESCRIBED IN SCHEDULE 1)

PANEL CONSIDERATION AND DECISION

The Panel considered: the material listed at item 4, and the material presented at meetings and matters observed at site inspections listed at item 5 in Schedule 1.

The Panel adjourned during the meeting to deliberate on the matter and formulate a resolution.

As the planning proposal authority, the Panel determined to recommend to the Minister that the proposed instrument, as described in Schedule 1, should be made. The decision was [3:2 in favour, against the decision were Nadia Saleh and Bilal El-Hayek

The decision of the Panel is to support the Planning Proposal proceeding to finalisation subject to:


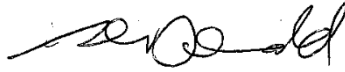



- A maximum site FSR of 2:1.
- Inclusion of a site-specific incentive provision for the provision of affordable rental housing in perpetuity, up to 5% of the gross floor space, within, and in order to achieve, the maximum FSR of 2:1 (in other words, not in addition to the maximum FSR of 2:1)
- The inclusion of built form controls (including street walls, setbacks, building length, landscape etc) in addition to the maximum FSR and maximum height as exhibited
- The inclusion of a site-specific provision for the preparation of a site specific DCP ensuring no development applications are approved for the site prior to the DCP defining the necessary issues to be addressed by future development. Consideration of inclusion of relevant DCP controls in Part 6, local provisions of the LEP
- The Panel being consulted on the instrument prior to the Plan being made

REASONS FOR THE DECISION

The Panel has required certain undertakings prior to finalisation of the Planning Proposal to provide certainty and to ensure that the public benefits are commensurate with the development uplift on the site.

Nadia Saleh and Bilal El-Hayek disagreed with the majority decision for the following reasons:

- Inadequate information provided to make a final decision for the benefit of the community

PANEL MEMBERS	
 Helen Lochhead (Chair)	 Stuart McDonald
 Heather Warton	 Nadia Saleh
 Bilal El-Hayek	

SCHEDULE 1		
1	PANEL REF – LGA – PLANNING PROPOSAL NO. - ADDRESS	PP-2020-4127 – CANTEBURY BANKSTOWN - PP_2020_CBANK_002_00 - AT 30 - 46 Auburn Road REGENTS PARK NSW 2143
2	LEP TO BE AMENDED	Bankstown Local Environmental Plan 2015
3	PROPOSED INSTRUMENT	Planning proposal to amend Bankstown Local Environmental Plan 2015 to increase the height and FSR for land at 30 - 46 Auburn Road, Regents Park (514 dwellings)
4	MATERIAL CONSIDERED BY THE PANEL	<ul style="list-style-type: none"> • Submissions report: 24 August 2021 • Written submissions during public exhibition: 10 • Verbal submissions at the public panel meeting: <ul style="list-style-type: none"> ○ Wesley Hill ○ On behalf of the applicant – Matthew Daniel, James Matthews
5	MEETINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> • Final briefing: Monday 27 September 2021 <ul style="list-style-type: none"> ○ <u>Panel members</u>: Helen Lochhead (Chair), Stuart McDonald, Heather Warton, Nadia Saleh Bilal El-Hayek ○ <u>Department</u>: Laura Locke, Eva Stanbury, Renee Coull, Amy van den Nieuwenhof ○ <u>Department Consultants</u>: Robert Bisley, Mark Schofield ○ <u>Applicant</u>: Matthew Daniel, James Matthews ○ <u>DPIE Secretariat</u>: Leanne Harris, Michelle Burns