

<b>DATE OF DETERMINATION</b>	1 August 2016
<b>PANEL MEMBERS</b>	John Roseth (Chair), Sue Francis and Nicole Gurran
<b>APOLOGIES</b>	None
<b>DECLARATIONS OF INTEREST</b>	None

Electronic meeting held between 26 July 2016 and 1 August 2016

#### **MATTER DETERMINED**

2015SYE020 – Canterbury-Bankstown - 605/2014 AT 1586-1598, 1600-1602, 1604 and 1606 Canterbury Road, Punchbowl - Demolition of existing structures and the construction of a six (6) storey mixed use development containing two (2) commercial tenancies on the ground floor and 297 residential apartments above with associated basement car parking (AS DESCRIBED IN SCHEDULE 1)

#### **PANEL CONSIDERATION AND DECISION**

The Panel considered: the matters listed at item 6, the material listed at item 7 and the material presented at meetings in Schedule 1.

The Panel determined to approve the development application as described in Schedule 1 pursuant to section 80 of the *Environmental Planning and Assessment Act 1979*. The decision was Unanimous.




#### **REASONS FOR THE DECISION**

The reasons for the decision of the Panel were:

- The proposal fits into the desired future character of the locality.
- The height variation has been justified by a submission under cl 4.6 of the LEP.
- The requirements of the Panel arising from the public meeting have been satisfied.
- The reasons for the deferral have now been satisfied as demonstrated by the material submitted by the applicant and reviewed by council as outlined in the supplementary report.

#### **CONDITIONS**

The development application was approved subject to the conditions in the Council Assessment Report.

<b>PANEL MEMBERS</b>	
 John Roseth (Chair)	 Sue Francis
 Nicole Gurran	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	2015SYE020 – Canterbury-Bankstown - 605/2014
2	PROPOSED DEVELOPMENT	Demolition of existing structures and the construction of a six (6) storey mixed use development containing two (2) commercial tenancies on the ground floor and 297 residential apartments above with associated basement car parking
3	STREET ADDRESS	1586-1598, 1600-1602, 1604 and 1606 Canterbury Road, Punchbowl
4	APPLICANT/OWNER	Urbanlink P/L
5	TYPE OF REGIONAL DEVELOPMENT	General development over \$20 million
6	RELEVANT MANDATORY CONSIDERATIONS	<p>Environmental planning instruments:</p> <ul style="list-style-type: none"> <li>• State Environmental Planning Policy (State and Regional Development) 2011</li> <li>• State Environmental Planning Policy 55 – Remediation of Land</li> <li>• State Environmental Planning Policy (Infrastructure) 2007</li> <li>• State Environmental Planning Policy (Building Sustainability Index) BASIX 2004</li> <li>• State Environmental Planning Policy 65– Design Quality of Residential Flat Development</li> </ul> <p>Draft environmental planning instruments: Canterbury Local Environmental Plan 2012</p> <p>Development control plans: Canterbury Development Control Plan 2012 and Canterbury Development Contributions Plan 2013</p> <p>The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality.</p> <p>The suitability of the site for the development.</p> <p>Any submissions made in accordance with the <i>Environmental Planning and Assessment Act 1979</i> and <i>Environmental Planning and Assessment Regulation 2000</i>.</p> <p>The public interest, including the principles of ecologically sustainable development.</p>
7	MATERIAL CONSIDERED BY THE PANEL	<p>Council Supplementary Assessment Report: <b>26 July 2016</b></p> <p>Written submissions during public exhibition: Nil</p> <p>Verbal submissions at the panel meeting on 12 May 2016:</p> <ul style="list-style-type: none"> <li>• Support – Nil</li> <li>• Object – Nil</li> <li>• On behalf of the applicant – Brett Daintry and Tony Jreige</li> </ul>
8	MEETINGS AND SITE INSPECTIONS BY THE PANEL	Briefing Meeting 19 February 2015 and Panel Meeting 12 May 2016
9	COUNCIL RECOMMENDATION	Approve
10	DRAFT CONDITIONS	Attached to the council assessment report