

DETERMINATION AND STATEMENT OF REASONS
SYDNEY SOUTH PLANNING PANEL

DATE OF DETERMINATION	10 January 2018
PANEL MEMBERS	Morris Iemma (Chair), Bruce McDonald, Jane Fielding, Peter Smith and Nicole Gurran
APOLOGIES	None
DECLARATIONS OF INTEREST	None

Electronic meeting held between 22 December 2017 and 10 January 2018.

MATTER DETERMINED

2016SYE103 – Canterbury-Bankstown – DA77/2016 at 12-18 Leigh Avenue and 34 Skinner Avenue, Riverwood (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 and the matters observed at site inspections listed at item 8 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.

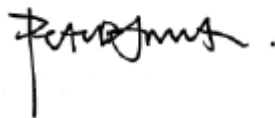
REASONS FOR THE DECISION

The reasons for the decision of the Panel were:

- The supplementary report confirms that a Section 94 levy is not applicable in this case.
- The Panel considers the application should be approved on the basis of deleting recommended condition 1.3 and applying condition 35 in the form stated in the Council supplementary report

CONDITIONS

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

PANEL MEMBERS	
 Morris Iemma (Chair)	 Jane Fielding
 Peter Smith	 Nicole Gurran
 Bruce McDonald	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	2016SYE103 – Canterbury-Bankstown – DA77/2016
2	PROPOSED DEVELOPMENT	Demolition of existing structures on 12-18 Leigh Avenue and 34 Skinner Avenue and construction of four storey and 24 bed aged care facility as part of the existing 'Leigh Place' aged care facility.
3	STREET ADDRESS	12-18 Leigh Avenue and 34 Skinner Avenue, Riverwood
4	APPLICANT/OWNER	Leigh Place Retirement Housing (applicant), Housing Corporation, Canterbury-Bankstown Council (owner)
5	TYPE OF REGIONAL DEVELOPMENT	Council related development over \$5 million
6	RELEVANT MANDATORY CONSIDERATIONS	• Environmental planning instruments: ○ State Environmental Planning Policy (State and Regional Development) 2011 ○ State Environmental Planning Policy No. 55 – Remediation of Land ○ State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 ○ State Environmental Planning Policy No. 64 – Advertising and Signage ○ Canterbury Local Environmental Plan 2012 • Draft environmental planning instruments: Nil • Development control plans: ○ Canterbury Development Control Plan 2012 • Planning agreements: Nil • Provisions of the <i>Environmental Planning and Assessment Regulation 2000</i>: Nil • Coastal zone management plan: Nil • The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality • The suitability of the site for the development • Any submissions made in accordance with the <i>Environmental Planning and Assessment Act 1979</i> or regulations • The public interest, including the principles of ecologically sustainable development
7	MATERIAL CONSIDERED BY THE PANEL	• Council assessment report: 29 August 2017 • Written submissions during public exhibition: Nil
8	MEETINGS AND SITE INSPECTIONS BY THE PANEL	• Site inspection and briefing meeting 4 April 2017 • Panel meeting 12 September 2017
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report