

<b>DATE OF DETERMINATION</b>	11 August 2016
<b>PANEL MEMBERS</b>	Bruce McDonald (Acting Chair), Stuart McDonald, Clare Brown, Peter Smith
<b>APOLOGIES</b>	Mary-Lynne Taylor, Jane Fielding
<b>DECLARATIONS OF INTEREST</b>	None

Public meeting held at The City Canterbury-Bankstown Council at former Bankstown Council Chambers, on Thursday 11 August 2016, opened at 12.10 pm and closed at 12.20 pm.

#### **MATTER DETERMINED**

2016SYW059 - The City of Canterbury-Bankstown - DA-1013-2015 at Pt. Lot 145 DP 5675, Lot 144 DP 663211, No. 39 Chertsey Avenue and 41 Chertsey Avenue, Bankstown (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 proposed development will add to the supply and choice of affordable housing within the West Central Metropolitan Subregion and the Canterbury-Bankstown local government in a location near to the essential service employment needs of Bankstown CBD and with access to transport services and the services and amenities available within Bankstown CBD.
- The proposal subject to the conditions imposed adequately satisfies the relevant State Environmental Planning Policies including SEPP (Affordable Rental Housing), SEPP 55 Remediation of Land 2000 and SEPP 65-Design Quality of Residential Apartment Development and its associated Apartment Design Guide. In this regard the Panel notes the variation of setback from the ADG standard but considers this is acceptable in the circumstances of this case.
- The proposal adequately satisfies the applicable provisions and objectives of Bankstown LEP 2015 and the Bankstown DCP 2015.
- The proposed development is considered to be of appropriate scale and form adequately consistent with the planned future character of the locality in which it is placed.
- The proposed development, subject to the conditions imposed, will have no unacceptable adverse impacts on the natural or built environments including the amenity of nearby residential premises of the operation of the local road system.
- In consideration of conclusions 1-5 above the Panel considers the proposed development is a suitable use of the site and approval of the proposal is in the public interest.

## CONDITIONS


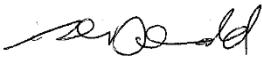


The development application was approved subject to the conditions in the Council Assessment Report with the following amendments:

### Conditions of Consent

- 2) Development shall take place in accordance with Development Application No.DA-1013/2015, submitted by Jph Urban accompanied by Drawing No. A1200 (Revision E), A1201 (Revision F), A1202 (Revision F), A1203 (Revision F), A1205 (Revision G), A1500 (Revision D), A1501 (Revision D), A1700 (Revision E), A1209 (Revision E), all dated 26/07/16, and Drawing No. A1101 (Revision A), dated 28/08/16 prepared by Ghazi Al Ali and Landscape plan Ref No. LPDA 16 – 0791/1, dated 25 July 2016, Issue C, prepared Conzept Landscape Architects, and affixed with Council's approval stamp, except where otherwise altered by the specific amendments listed hereunder and/or except where amended by the conditions contained in this approval.

The development plans shall be amended as follows:

- a) The western elevation shall be amended to include two (2) additional bedroom windows for units GO1, 101, 201 and 301, as marked in red on the approved plans (windows are to be the same size and type as the other windows on that elevation. The position of the windows are to be generally in accordance with the plans).
- b) The windows on the northern elevation shall be increased in size, as marked in red on the approved plans.

PANEL MEMBERS	
 Bruce McDonald (Acting Chair)	 Stuart McDonald
 Clare Brown	 Peter Smith

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	2016SYW059 - The City of Canterbury-Bankstown, DA-1013-2015
2	PROPOSED DEVELOPMENT	Demolition of existing structures, lot consolidation and construction of a four storey residential flat building comprising of thirty-eight (38) units and basement carparking under the State Environmental Planning Policy (Affordable Rental Housing) 2009.
3	STREET ADDRESS	Pt. Lot 145 DP 5675, Lot 144 DP 663211, No. 39 Chertsey Avenue and 41 Chertsey Avenue, Bankstown
4	APPLICANT/OWNER	Applicant: Jph Urban Owners: Maisan Group Pty Ltd
5	TYPE OF REGIONAL DEVELOPMENT	Private infrastructure and community facilities over \$5 million
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> <li>Environmental planning instruments: <ul style="list-style-type: none"> <li>State Environmental Planning Policy No. 65 – Design Quality of Residential Apartment Development (including the Apartment Design Guide)</li> <li>State Environmental Planning Policy (Affordable Rental Housing) 2009 (ARHSEPP)</li> <li>State Environmental Planning Policy No. 55 – Remediation of Land</li> <li>State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004</li> <li>Greater Metropolitan Regional Environmental Plan No. 2 – Georges Rivers Catchment</li> <li>Bankstown Local Environmental Plan 2015</li> </ul> </li> <li>Draft environmental planning instruments: None</li> <li>Development control plans: <ul style="list-style-type: none"> <li>Bankstown Development Control Plan 2015</li> </ul> </li> <li>Planning agreements: None</li> <li>Regulations: None:</li> <li>The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality.</li> <li>The suitability of the site for the development.</li> <li>Any submissions made in accordance with the <i>Environmental Planning and Assessment Act 1979</i> and <i>Environmental Planning and Assessment Regulation 2000</i>.</li> <li>The public interest, including the principles of ecologically sustainable development.</li> </ul>
7	MATERIAL CONSIDERED BY THE PANEL	Council Assessment Report: 28 July 2016 Written submissions during public exhibition: 2
8	MEETINGS AND SITE INSPECTIONS BY THE PANEL	Briefing Meetings: 11 May, and 11 August 2016
9	COUNCIL RECOMMENDATION	Approve

10	DRAFT CONDITIONS	Attached to the council assessment report
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