

DATE OF DETERMINATION	17 August 2017
PANEL MEMBERS	Morris Iemma (Chair), Bruce McDonald, Nicole Gurran, Peter Smith, Jane Fielding
APOLOGIES	None
DECLARATIONS OF INTEREST	None

Electronic meeting held between 11 August 2017 and 17 August 2017.

MATTER DETERMINED

2016SYW106 – Canterbury Bankstown – DA-687/2015 AT 137 Campbell Hill Road, Chester Hill (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 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 proposal will add to the commercial/retail capacity of Chester Hill local centre and will add to the supply and choice of housing in the Canterbury- Bankstown local government area in a location with access to local services and amenities and to the metropolitan transport services available from Chester Hill rail station.
- The Panel considers the proposal adequately satisfies the relevant State Environmental Planning policies, Bankstown LEP 2015 and Bankstown DCP 2015
- The Panel considers the departures from certain provisions of the Apartment Design Guide and the DCP 2015 to be acceptable and an appropriate design response for this site which is located at the termination of the commercial element of the centre and is constrained by its partial SP2 Infrastructure zoning.

CONDITIONS

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

PANEL MEMBERS



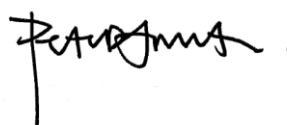
Morris Iemma (Chair)



Bruce McDonald



Nicole Gurr



Peter Smith



Jane Fielding

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	2016SYW106 – Canterbury Bankstown – DA-687/2015
2	PROPOSED DEVELOPMENT	The demolition of existing structures and remediation of contaminated land. Construction of a eight (8) storey mixed use building comprising of one hundred (100) residential units and five (5) commercial tenancies with at grade and basement car parking, landscaping and associated site works.
3	STREET ADDRESS	137 Campbell Hill Road, Chester Hill
4	APPLICANT/OWNER	CMT Architects Australia Pty Ltd (applicant) Shelbrie Pty Ltd (owner)
5	TYPE OF REGIONAL DEVELOPMENT	General development over \$20 million
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> Environmental planning instruments: <ul style="list-style-type: none"> State Environmental Planning Policy No. 55- Remediation of Land State Environmental Planning Policy No 65—Design Quality of Residential Apartment Development and the associated Apartment Design Guide State Environmental Planning Policy (Infrastructure) 2007 State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004 Greater Metropolitan Regional Environmental Plan No 2—Georges River Catchment (a deemed SEPP) Bankstown Local Environmental Plan 2015 Draft environmental planning instruments: Nil Development control plans: <ul style="list-style-type: none"> Bankstown Development Control Plan 2015 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	<ul style="list-style-type: none"> Council assessment report: August 2017 Written submissions during public exhibition: 0
8	MEETINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> Briefing meeting on 13 December 2016 Electronic meeting held between 11 August 2017 and 17 August 2017.
9	COUNCIL RECOMMENDATION	Approval as a deferred commencement
10	DRAFT CONDITIONS	Attached to the council assessment report