

DATE OF DETERMINATION	6 June 2017
PANEL MEMBERS	Morris Iemma (Chair), Bruce McDonald, Nicole Gurran, Peter Smith, Jane Fielding
APOLOGIES	None
DECLARATIONS OF INTEREST	None

Public meeting held at Canterbury-Bankstown Council Administration Office, 137 Beamish Street, Campsie on 6 June 2017, opened at 12:50 pm and closed at 3:20 pm

MATTER DETERMINED

2017SSH010 – Canterbury – Bankstown – DA-74/2017 at 47-49 Percy Street, 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 Panel adjourned during the meeting to deliberate on the matter and formulate a resolution.

The decision was unanimous.

The applicant planner advised that under the Draft Corridor Strategy the height is 7 to 8 stories on the applicants site.

REASONS FOR THE DECISION

The reasons for the decision of the Panel were:




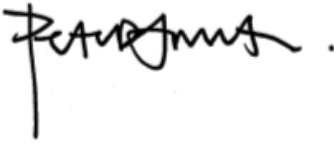

1. The proposed development will add to the supply and choice of housing including affordable housing with in the Sydney South District and the Canterbury – Bankstown local government area in a location with access to the essential service employment demands of Bankstown CBD, the services and amenities offered within the CBD and the metropolitan transport services including rail services available from Bankstown rail station.
2. The proposed development subject to the conditions imposed adequately satisfies the relevant State Environmental Planning Policies including SEPP (Affordable Rental Housing 2009), SEPP 55 – Remediation of Land and SEPP 65 – Design Quality Residential Apartment Development and its associated Apartment Design Guide.
3. The proposal adequately satisfies the applicable provisions and objectives of Bankstown LEP 2015 and Bankstown DCP 2015. It is noted that in regard to building height the Panel is satisfied that the provisions of BLEP 2015 C15.6 Architectural roof Features have been satisfied.
4. The proposed development is considered to be of appropriate scale and form adequately consistent with the planned character of the locality in which it is placed.

5. The proposed development, subject to conditions imposed, will have no unacceptable adverse impacts on the natural environments including the amenity of adjoining and nearby residential premises.
6. 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.

- New condition 2d) to read as follows:
Perforated sun screens in a mosaic pattern shall be provided to all units on the eastern/streetscape facade.
- Delete condition 72.
- Amend condition 8 & 74 to read as follows:
The bin storage rooms shall be constructed of masonry material and fully enclosed with a roof and doors (to the east and west) to fully contain bins in order to limit the visual impact and the potential for odours impacted on the occupants of the development. The bin storage room shall be designed and constructed to meet the following:
 - a) *Maximum height of the structure shall be 2.5 metres above natural ground level.*
 - b) *Doors shall meet the Australian Standards for Design for Access and Mobility.*
 - c) *Doors shall be provided with seals to ensure odours are contained.*
 - d) *The opening and closing of the doors shall not result in adverse acoustic impacts for occupants of the development and of the adjoining properties.*

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

SCHEDULE 1

1	PANEL REF – LGA – DA NO.	2017SSH010 – Canterbury – Bankstown – DA-74/2017
2	PROPOSED DEVELOPMENT	Demolition of existing site structures and construction of a six (6) storey residential flat building comprising of sixty (60) residential units and basement car parking under State Environmental Planning Policy (Affordable Rental Housing) 2009
3	STREET ADDRESS	Lots 30-31 DP 6649, No. 47-49 Percy Street, BANKSTOWN NSW 2200
4	APPLICANT/OWNER	Tony Owen
5	TYPE OF REGIONAL DEVELOPMENT	Private infrastructure and community facilities over \$5 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 65—Design Quality of Residential Apartment Development (including the Apartment Design Guide) ○ State Environmental Planning Policy (Affordable Rental Housing) 2009 (ARHSEPP) ○ State Environmental Planning Policy No 55—Remediation of Land ○ State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004 ○ Greater Metropolitan Regional Environmental Plan No 2—Georges River Catchment ○ Bankstown Local Environmental Plan 2015 (BLEP 2015) • Draft environmental planning instruments: Nil • Development control plans: <ul style="list-style-type: none"> ○ Bankstown Development Control Plan 2015 (BDCP 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: 24 May 2017 • Supplementary Council report: 29 May 2017 • Supplementary plans: 31 May 2017 • Documents submitted at public meeting 6 June 2017 by applicant; Written submission, Shadow drawings, Draft Corridor Precinct Strategy • Written submission during public exhibition: two (2) • Verbal submissions at the public meeting: <ul style="list-style-type: none"> ○ On behalf of the applicant – Tony Owens
8	MEETINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> • Site inspection and briefing meeting 4 April 2017 • Final briefing meeting to discuss council's recommendation, 6 June 2017, 11:40am. Attendees: <ul style="list-style-type: none"> ○ <u>Panel members</u>: Bruce McDonald, Nicole Gurran, Peter Smith, Jane Fielding ○ <u>Council assessment staff</u>: Kristy Bova, Stephen Arnold, Samantha Mitchell
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report

