

<b>DATE OF DETERMINATION</b>	Tuesday, 13 November 2018
<b>PANEL MEMBERS</b>	Helen Lochhead (Chair), Bruce McDonald, Nicole Gurran,
<b>APOLOGIES</b>	None
<b>DECLARATIONS OF INTEREST</b>	Nadia Saleh, Bilal El-Hayek, Charlie Ishac all declared a conflict as they previously voted on the planning proposal for the site. As such they are not participating in the Panel.

Public meeting held at Former Bankstown Council Chambers (Roundhouse), cnr Chapel Rd and The Mall, Bankstown on 13 November 2018, opened at 1.15pm and closed at 1.45pm.

#### **MATTER DEFERRED**

2017SSH030 – Canterbury-Bankstown – DA591/2015 at 642-644 Canterbury Road Belmore, 1-3 Platts Avenue and 2A, 2B, 2C and 2D Liberty Street, Belmore (as described in Schedule 1)

#### **REASONS FOR DEFERRAL**




The panel agreed to defer the determination of the matter until the IPC process is complete and the Planning Proposal has been determined as to the permissibility of the Development application (DA).

When this process has been completed and additional requisite information has been received, the panel will hold another public meeting to consider the matter.

If the Planning proposal is approved the SSPP will require a comprehensive merit assessment of the DA noting in particular, the following shortcomings of the current DA with respect to:

- inconsistency of the current DA with the recommendations of the Canterbury Rd Review Report,
- site isolation of the two remaining Canterbury Road sites
- Intrusion into the R3 zone and the consequent impacts
- the location of the rear laneway

The Panel adjourned during the meeting to deliberate on the matter and formulate a resolution. The decision to defer the matter was unanimous.

<b>PANEL MEMBERS</b>	
 Helen Lochhead (Chair)	 Bruce McDonald
 Nicole Gurran	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	2017SSH030 – Canterbury-Bankstown – DA591/2015
2	PROPOSED DEVELOPMENT	Demolition of existing structures and construction a mixed-use development comprising a residential flat building with 149 residential apartments and commercial premises over three (3) levels of basement car parking.
3	STREET ADDRESS	642-644 Canterbury Road Belmore, 1-3 Platts Avenue and 2A, 2B, 2C and 2D Liberty Street, Belmore
4	APPLICANT/OWNER	Applicant: Holt Point Pty Ltd C/- Statewide Planning Pty Ltd Owners - Current: Holt Point Pty Ltd Owners - At Lodgement: Max Dippert; Philip Dippert; Lynette Bruderlin; M. F. Dippert Pty Ltd; Prakash Gulabdas, Indira Gulabdas.
5	TYPE OF REGIONAL DEVELOPMENT	General development over \$20 million and lodged before 1 March 2018
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> <li>• Environmental planning instruments: <ul style="list-style-type: none"> <li>◦ Canterbury Local Environmental Plan 2012</li> </ul> </li> <li>• Draft environmental planning instruments: Nil</li> <li>• Development control plans: <ul style="list-style-type: none"> <li>◦ Advertising Development Control Plan 2012</li> </ul> </li> <li>• Planning agreements: Nil</li> <li>• Provisions of the <i>Environmental Planning and Assessment Regulation 2000</i>: Nil</li> <li>• Coastal zone management plan: Nil</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> or regulations</li> <li>• The public interest, including the principles of ecologically sustainable development</li> </ul>
7	MATERIAL CONSIDERED BY THE PANEL	<ul style="list-style-type: none"> <li>• Council assessment report: 30 October 2018</li> <li>• Written submissions during public exhibition: 7</li> <li>• Verbal submissions at the public meeting: <ul style="list-style-type: none"> <li>◦ Support – Nil</li> <li>◦ Object – Anne Nolan</li> <li>◦ Council assessment officer – Shona Porter, Steve Arnold</li> <li>◦ On behalf of the applicant – James Matthews, Matthew Daniel</li> </ul> </li> </ul>
8	MEETINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> <li>• briefing 14 August 2018</li> <li>• Site inspection 13 November 2018</li> <li>• Final briefing to discuss council's recommendation, 13 November 2018, 11.25am. Attendees: <ul style="list-style-type: none"> <li>◦ <u>Panel members</u>: Helen Lochhead (Chair), Bruce McDonald, Nicole Gurran</li> <li>◦ <u>Council assessment staff</u>: Shona Porter, George Gouvatsos</li> </ul> </li> </ul>
9	COUNCIL RECOMMENDATION	Refusal
10	DRAFT CONDITIONS	Not prepared