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| DATE OF DETERMINATION | Tuesday 11 September 2018 |
| PANEL MEMBERS | Bruce McDonald (Chair), Nicole Gurrán, Stuart McDonald, Nadia Saleh, Bilal El-Hayek |
| APOLOGIES | Helen Lochhead |
| DECLARATIONS OF INTEREST | None |

Public meeting held at Former Bankstown Council Chambers (Roundhouse), cnr Chapel Rd and The Mall, Bankstown on 11 September 2018, opened at 11:05am and closed at 11.53am.

MATTER DEFERRED






2017SSH041 – Canterbury-Bankstown – DA-922/2017 at 25A, 25, 27A, 27, 27c and 29B Rookwood Road, Yagoona - Consolidation of allotments, demolition of existing structures and tree removal. Construction of an in-fill affordable housing development under State Environmental Planning Policy (Affordable Rental Housing) 2009, comprising two (2) four-storey residential flat buildings with a total of eighty-seven (87) units and basement car-parking.

REASONS FOR DEFERRAL

The panel agreed to defer the determination of the matter until the council assessment report has been made publicly available on the Planning Panels website for 7 days, in line with operational procedures.

When this information has been received, the panel will hold another public determination meeting on 26 September 2018.

The decision to defer the matter was unanimous.

| PANEL MEMBERS | |
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|  Bruce McDonald (Chair) |  Nicole Gurrán |
|  Stuart McDonald |  Nadia Saleh |
|  Bilal El-Hayek | |

| SCHEDULE 1 | | |
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| 1 | PANEL REF – LGA – DA NO. | 2017SSH041 – Canterbury-Bankstown – DA-922/2017 |
| 2 | PROPOSED DEVELOPMENT | Consolidation of allotments, demolition of existing structures and tree removal. Construction of an in-fill affordable housing development under State Environmental Planning Policy (Affordable Rental Housing) 2009, comprising two (2) four-storey residential flat buildings with a total of eighty-seven (87) units and basement car-parking. |
| 3 | STREET ADDRESS | 25A, 25, 27A, 27, 27c and 29B Rookwood Road, Yagoona |
| 4 | APPLICANT/OWNER | JR Bankstown 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"> • 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: 30 August 2018 • Written submissions during public exhibition: 3 • Verbal submissions at the public meeting: <ul style="list-style-type: none"> ○ Support – Nil ○ Object – William Lam ○ On behalf of the applicant – Brad Delapierre, Ian Conry |
| 8 | MEETINGS AND SITE INSPECTIONS BY THE PANEL | <ul style="list-style-type: none"> • Briefing 8 November 2017 • Site inspection 11 September 2018 • Final briefing to discuss council's recommendation, 11 September 2018, 10.30am. Attendees: <ul style="list-style-type: none"> ○ <u>Panel members</u>: Bruce McDonald (Chair), Nicole Gurran, Stuart McDonald, Nadia Saleh, Bilal El-Hayek ○ <u>Council assessment staff</u>: Ryan Bevitt, Steve Arnold |
| 9 | COUNCIL RECOMMENDATION | Approval |

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| 10 | DRAFT CONDITIONS | Attached to the council assessment report |
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