

DATE OF DETERMINATION	Tuesday, 14 August 2018
PANEL MEMBERS	Helen Lochhead (Chair), Bruce McDonald, Stuart McDonald, Charlie Ishac and Bilal El-Hayek
APOLOGIES	Nicole Gurran, Nadia Saleh
DECLARATIONS OF INTEREST	None

Public meeting held at City of Canterbury-Bankstown, Former Bankstown Council Chambers (Roundhouse), corner Chapel Road and The Mall, Bankstown on 14 August 2018, opened at 11.10am and closed at 12.10pm.

MATTER DEFERRED

2017SSH042 – Canterbury-Bankstown – DA840/2017 at 77-79 Waldron Road Chester Hill (as described in Schedule 1)

REASONS FOR DEFERRAL

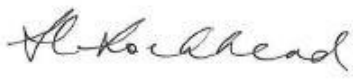



The panel agreed to defer the determination of the matter until required information is provided and the assessment is completed by council within 6 months of the date of the meeting.

The Panel determined to defer the application to enable the parking provision as required by the SEPP to be satisfactorily addressed by the applicant.

When this information has been received, subject to the satisfaction of Council, the panel will determine the matter electronically.

The Panel adjourned during the meeting to deliberate on the matter and formulate a resolution. The decision to defer the matter was unanimous. 5:0 in favour.

The Panel requires that the parking provision be met on site. The applicant needs to demonstrate that parking provision can be achieved without having additional adverse impacts on the amenity of the residents and the neighbouring properties. Accessibility, security, appropriate screening, and of ease of maintenance should be considered when developing an appropriate solution.

PANEL MEMBERS	
 Helen Lochhead (Chair)	 Bruce McDonald
 Stuart McDonald	 Bilal El-Hayek
<i>Approved by email</i> Charlie Ishac	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	2017SSH042 – Canterbury-Bankstown – DA840/2017
2	PROPOSED DEVELOPMENT	Demolition of existing site structures and construction of a four (4) storey boarding house comprising of fifty (50) boarding room, managers room, communal room, neighbourhood shop at ground floor level, and associated car-parking.
3	STREET ADDRESS	77-79 Waldron Road Chester Hill
4	APPLICANT/OWNER	Applicant: Hampton Property Services Owner: V T Pham, T C Luong, T U Tran and T N Luong.
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 (infrastructure) 2007 ○ State Environmental Planning Policy No. 55 (Remediation of Land) ○ State Environmental Planning Policy (Affordable Rental Housing 2009) ○ 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: 24 July 2018 • Written submissions during public exhibition: 2 • Verbal submissions at the public meeting: <ul style="list-style-type: none"> ○ Support – Nil ○ Object – Alison Allmark ○ On behalf of the applicant –Alexander Bitterman, Rachel Condon Kristy Hodgkinson and Anne Coutts
8	MEETINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> • Site inspection 14 August 2018 • Briefing meeting 8 November 2017 • Final briefing meeting to discuss council’s recommendation, 14 August 2018, 10.45am. Attendees: <ul style="list-style-type: none"> ○ <u>Panel members</u>: Helen Lochhead (Chair), Bruce McDonald, Stuart McDonald, Charlie Ishac, Bilal El-Hayek ○ <u>Council assessment staff</u>: Priscilla Prakash, Stephen Arnold
9	COUNCIL RECOMMENDATION	Refusal
10	DRAFT CONDITIONS	Not prepared