

DETERMINATION AND STATEMENT OF REASONS
SYDNEY SOUTH PLANNING PANEL

DATE OF DETERMINATION	Tuesday, 12 March 2019
PANEL MEMBERS	Helen Lochhead (Chair), Bruce McDonald, Nicole Gurrán and Bilal El-Hayek
APOLOGIES	Nadia Saleh
DECLARATIONS OF INTEREST	None

Public meeting held at The Bryan Brown Theatre and Function Centre, Community Room 1, 80 Rickard Road Bankstown on 12 March 2019, opened at 1pm and closed at 1.45pm.

MATTER DETERMINED

2018SSH034 – Canterbury-Bankstown – DA101/2018 at 73-75 Waldron 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 briefings and the matters observed at site inspections listed at item 8 in Schedule 1.

The Panel adjourned during the meeting to deliberate on the matter and formulate a resolution.

The Panel determined to approve the development application pursuant to section 4.16 of the *Environmental Planning and Assessment Act 1979*.

The decision was unanimous.

REASONS FOR THE DECISION

1. The proposed development will provide additional affordable rental housing supply in the form of boarding house accommodation within the Canterbury -Bankstown local government area and the Sydney South District in a location with ready access to the transport services available from Chester Hill rail station and access to the amenities and services available within Chester Hill Village Centre.
2. The proposed development adequately satisfies the relevant State Environmental Planning Policies including SEPP (Affordable Rental Housing) 2009, SEPP 55 -Remediation of Land,
3. The proposal adequately satisfies the applicable objectives and provisions of Bankstown Local Environmental Plan 2015 and Bankstown DCP 2015.
4. The proposed development subject to the conditions imposed will have no unacceptable adverse impacts on the natural or built environments including the amenity of nearby buildings or the utility of the local road system.
5. The proposed development is of acceptable form and scale consistent with the planned residential apartment context and character of the locality within which the site is placed.
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.





- Deferred condition 1 to be amended to include, “additional screen planting along the side boundaries where possible” to improve amenity and privacy between adjoining properties

CONSIDERATION OF COMMUNITY VIEWS

In coming to its decision, the Panel considered written submissions made during public exhibition and heard from all those wishing to address the panel. The Panel notes that issues of concern included:

- parking
- noise
- location of laundry area
- Plan of Management

The Panel considers that concerns raised by the community have been adequately addressed in the assessment report and that no new issues requiring assessment were raised during the public meeting. The Panel notes that in addressing these issues appropriate conditions have been imposed addressing the above issues.

PANEL MEMBERS	
 Helen Lochhead (Chair)	 Bruce McDonald
 Nicole Gurrán	 Bilal El-Hayek

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	2018SSH034 – Canterbury Bankstown – DA101/2018
2	PROPOSED DEVELOPMENT	Demolition of existing structures and construction of four (4) storey mixed commercial and residential boarding house comprising of 51 rooms, common room, laundry facilities, a caretaker's residence, parking and associated landscaping.
3	STREET ADDRESS	73-75 Waldron Road, Chester Hill
4	APPLICANT/OWNER	Applicant/Owner: Samantha Lorraine Antipas and Waldron Property Investments 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 (Affordable Rental Housing) 2009 ○ State Environmental Planning Policy No 55 – Remediation of Land (SEPP55) ○ State Environmental Planning Policy (Infrastructure) 2007 ○ Bankstown Local Environmental Plan 2015 (BLEP2015) • Draft environmental planning instruments: Nil • Development control plans: <ul style="list-style-type: none"> ○ Bankstown Development Control Plan 2015 (BDCP2015) • 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: 26 February 2019 • Written submissions during public exhibition: 4 • Verbal submissions at the public meeting: <ul style="list-style-type: none"> ○ In support – Nil ○ In objection – Paul Barrett ○ Council assessment officer – Kristy Bova, Steve Arnold ○ On behalf of the applicant – Tony Maluccio, Anthony Antipas
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> • Briefing: 18 July 2018 • Site inspection: 12 March 2019 • Final briefing to discuss council's recommendation, 12 March 2019, 12.20pm. Attendees: <ul style="list-style-type: none"> ○ <u>Panel members</u>: Helen Lochhead (Chair), Bruce McDonald, Nicole Gurran, Bilal El-Hayek ○ <u>Council assessment staff</u>: Kristy Bova, Steve Arnold
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report