

DATE OF DETERMINATION	4 November 2020
PANEL MEMBERS	Helen Lochhead (Chair), Heather Warton and Bilal Hayek
APOLOGIES	Stuart McDonald and Nadia Saleh
DECLARATIONS OF INTEREST	None

Papers circulated electronically on 30 October 2020.

MATTER DEFERRED




2018SSH045 – Canterbury-Bankstown – DA550/2018, 46-50 Meredith Street, Bankstown, Demolition of existing site structures, construction of a 7 storey mixed commercial and residential building to be constructed in 2 stages. Stage 1 comprising of a 54 room boarding house with communal living area, managers room, basement car parking and associated landscaping. Stage 2 comprising of 68 apartments with basement car parking and associated landscape works and ancillaries (as described in Schedule 1).

REASONS FOR DEFERRAL

The Panel agreed to defer the determination of the matter until Department's legal advice is received.

When this information has been received, the Panel will determine the matter electronically.

The decision to defer the matter was unanimous.

PANEL MEMBERS	
 Helen Lochhead (Chair)	 Heather Warton
 Bilal Hayek	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	2018SSH045 – Canterbury-Bankstown – DA550/2018
2	PROPOSED DEVELOPMENT	Demolition of existing site structures, construction of a 7 storey mixed commercial and residential building to be constructed in 2 stages. Stage 1 comprising of a 54 room boarding house with communal living area, managers room, basement car parking and associated landscaping. Stage 2 comprising of 68 apartments with basement car parking and associated landscape works and ancillaries.
3	STREET ADDRESS	46-50 Meredith St, Bankstown NSW 2200
4	APPLICANT/OWNER	J A Bova and C & J Bova 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 No. 55 – Remediation of Land ○ State Environmental Planning Policy No. 65 – Design Quality of Residential Apartments Development ○ State Environmental Planning Policy (State and Regional Development) 2011 ○ State Environmental Planning Policy (Affordable Rental Housing) 2009 ○ State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004, ○ State Environmental Planning Policy (Vegetation in Non-Rural areas) 2017 ○ Greater Metropolitan Regional Environmental Plan No 2— Georges River Catchment (a deemed SEPP) • Draft environmental planning instruments: <ul style="list-style-type: none"> • Bankstown Local Environmental Plan 2015 • Development control plans: <ul style="list-style-type: none"> ○ Bankstown Development Control Plan 2015 Draft Consolidated Canterbury Bankstown Local Environmental Plan 2020 • Planning agreements: Nil • Provisions of the Environmental Planning and Assessment Regulation 2000: 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

		<ul style="list-style-type: none"> Any submissions made in accordance with the Environmental Planning and Assessment Act 1979 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: 21 October 2020 Written submissions during public exhibition: 0
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> Briefing: 13 November 2018 <ul style="list-style-type: none"> <u>Panel members</u>: Helen Lochhead (Chair), Bruce McDonald, Nicole Gurran, Nadia Saleh, Bilal El-Hayek <u>Council assessment staff</u>: Casandra Gibbons, Steve Arnold Site inspection - Site inspections have been curtailed due to COVID-19 precautions. Where relevant, Panel members undertook site inspections individually. Final briefing to discuss council's recommendation: 4 November 2020 <ul style="list-style-type: none"> <u>Panel members</u>: Helen Lochhead (Chair), Heather Warton, Bilal Hayek. <u>Council assessment staff</u>: Cassandra Gibbon, Stephen Arnold
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report