

**DETERMINATION AND STATEMENT OF REASONS**  
SYDNEY SOUTH PLANNING PANEL

<b>DATE OF DETERMINATION</b>	Thursday, 17 December 2020
<b>PANEL MEMBERS</b>	Helen Lochhead (Chair), Stuart McDonald, Heather Warton, Nadia Saleh, Bilal El-Hayek
<b>APOLOGIES</b>	None
<b>DECLARATIONS OF INTEREST</b>	None

Papers circulated electronically on 2 December 2020.

**MATTER DETERMINED**

PPS-2018SSH045 – CANTERBURY BANKSTOWN – DA-550/2018 – Demolition of existing site structures, construction of a 7 storey mixed commercial and residential building comprising of a 52 room boarding house with communal living area, managers room, and a Residential Apartment Building containing 56 apartments both with basement car parking and associated landscape works, site works and ancillaries (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.

**Development application**

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**






The panel determined to approve the application for the reasons outlined in the council assessment report.

**CONDITIONS**

The development application was approved subject to the conditions in the council assessment report

**CONSIDERATION OF COMMUNITY VIEWS**

In coming to its decision, the panel noted that there were no written submissions made during public exhibition and therefore no issues of concern were raised.

PANEL MEMBERS	
 Helen Lochhead (Chair)	 Stuart McDonald
 Heather Warton	 Bilal El-Hayek
 Nadia Saleh	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPS-2018SSH045 – CANTERBURY BANKSTOWN – DA-550/2018
2	PROPOSED DEVELOPMENT	Demolition of existing site structures, construction of a 7 storey mixed commercial and residential building comprising of a 52 room boarding house with communal living area, managers room, and a Residential Apartment Building containing 56 apartments both with basement car parking and associated landscape works, site works and ancillaries.
3	STREET ADDRESS	46 - 50 Meredith Street, 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"> <li>Environmental planning instruments: <ul style="list-style-type: none"> <li>Section 4.15 of the Environmental Planning and Assessment Act, 1979</li> <li>State Environmental Planning Policy No. 55 – Remediation of Land</li> <li>State Environmental Planning Policy No. 65 – Design Quality of Residential Apartments Development</li> <li>State Environmental Planning Policy (State and Regional Development) 2011</li> <li>State Environmental Planning Policy (Affordable Rental Housing) 2009</li> <li>State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004,</li> <li>State Environmental Planning Policy (Vegetation in Non-Rural areas) 2017</li> <li>Greater Metropolitan Regional Environmental Plan No 2— Georges River Catchment (a deemed SEPP)</li> <li>Bankstown Local Environmental Plan 2015</li> </ul> </li> <li>Draft environmental planning instruments: Nil</li> <li>Development control plans: <ul style="list-style-type: none"> <li>Bankstown Development Control Plan 2015 Draft Consolidated Canterbury Bankstown Local Environmental Plan 2020</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: 21 October 2020</li> </ul>
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> <li>Briefing: 13 November 2018 <ul style="list-style-type: none"> <li><u>Panel members</u>: Helen Lochhead (Chair), Bruce McDonald, Nichole Gurran, Nadia Saleh, Bilal El-Hayek</li> <li><u>Council assessment staff</u>: Cassandra Gibbons, Stephen Arnold</li> </ul> </li> </ul>

		<ul style="list-style-type: none"><li>○ <u>Panel members</u>: Helen Lochhead (Chair), Bruce McDonald, Nichole Gurran, Nadia Saleh, Bilal El-Hayek</li><li>○ <u>Council assessment staff</u>: Cassandra Gibbons, Stephen Arnold</li></ul>
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report