

<b>DATE OF DETERMINATION</b>	15 December 2022
<b>DATE OF PANEL DECISION</b>	14 December 2022
<b>DATE OF PANEL MEETING</b>	13 December 2022
<b>PANEL MEMBERS</b>	Helen Lochhead (Chair), Heather Warton, Stuart McDonald, Bilal El-Hayek
<b>APOLOGIES</b>	Charlie Ishac
<b>DECLARATIONS OF INTEREST</b>	None

Papers circulated electronically on 7 December 2022.

#### **MATTER DETERMINED**

**PPSSSH-112 – Canterbury-Bankstown – DA-286/2022** – 433-435 & 437 Canterbury Road, Campsie - Demolition of existing structures and construction of a 3-storey mixed-use development comprising a gymnasium, medical centre, medical suites, business premises, and basement car parking.

#### **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 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 with the following amendments.





- Condition 1.2a delete RL 36.877 and replace with RL 34.877
- Condition 1.9 to be amended to '...lodged *and approved* prior to commencement'
- Condition 5.19 delete (d)

Additional conditions to require:

- Access to external planted areas on level one for maintenance purposes
- Amenities (toilets/change rooms/kitchen areas) to be included on lower ground floor and top floor to serve tenancies.
- Waste room access doors to be moved to the east end of the waste room (to minimise conflict with lift lobby)

#### **CONSIDERATION OF COMMUNITY VIEWS**

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

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

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSSSH-112 – Canterbury-Bankstown – DA-286/2022
2	PROPOSED DEVELOPMENT	Demolition of existing structures and construction of a 3-storey mixed-use development comprising a gymnasium, medical centre, medical suites, business premises, and basement car parking.
3	STREET ADDRESS	433-435 & 437 Canterbury Road, Campsie
4	APPLICANT/OWNER	Applicant: Chanine Design Pty Limited Owner: Sheesha (NSW) Pty Limited
5	TYPE OF REGIONAL DEVELOPMENT	Private infrastructure and community facilities over \$5 million
6	RELEVANT MANDATORY CONSIDERATIONS	<p>Environmental planning instruments:</p> <ul style="list-style-type: none"> <li>• State Environmental Planning Policy (Planning Systems) 2021</li> <li>• State Environmental Planning Policy (Resilience and Hazards) 2021</li> <li>• State Environmental Planning Policy (Transport and Infrastructure) 2021</li> <li>• Canterbury Local Environmental Plan 2012</li> </ul> <p>Draft environmental planning instruments:</p> <ul style="list-style-type: none"> <li>• Draft Canterbury-Bankstown LEP 2020</li> </ul> <p>Development control plans:</p> <ul style="list-style-type: none"> <li>• Canterbury Development Control Plan 2012</li> <li>• Planning agreements: Nil</li> <li>• Provisions of the <i>Environmental Planning and Assessment Regulation 2021</i>:</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 Regulation</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: 7 December 2022</li> <li>• Written submissions during public exhibition: 0</li> <li>• Total number of unique submissions received by way of objection: 0</li> </ul>
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> <li>• Kick Off Briefing: 5 July 2022 <ul style="list-style-type: none"> <li>○ <u>Panel members</u>: Helen Lochhead (Chair), Bilal El-Hayek</li> <li>○ <u>Council assessment staff</u>: Ryan Bevitt, Stephen Arnold</li> <li>○ <u>Applicant representatives</u>: Ziad Chanine</li> </ul> </li> <li>• Assessment Briefing: 23 August 2022 <ul style="list-style-type: none"> <li>○ <u>Panel members</u>: Helen Lochhead (Chair), Heather Warton, Stuart McDonald, Bilal El-Hayek, Charlie Ishac</li> <li>○ <u>Council assessment staff</u>: Ryan Bevitt, Stephen Arnold, George Gouvatsos, Ian Woodward</li> <li>○ <u>Applicant representatives</u>: Ziad Chanine</li> </ul> </li> <li>• Final briefing to discuss council's recommendation: 13 December 2022 <ul style="list-style-type: none"> <li>○ <u>Panel members</u>: Helen Lochhead (Chair), Heather Warton, Stuart McDonald, Bilal El-Hayek</li> <li>○ <u>Council assessment staff</u>: Ryan Bevitt, Stephen Arnold, George Gouvatsos, Ian Woodward</li> </ul> </li> </ul>

9	COUNCIL RECOMMENDATION	Approval, Deferred Commencement
10	DRAFT CONDITIONS	Attached to the council assessment report