

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

<b>DATE OF DETERMINATION</b>	7 December 2022
<b>DATE OF PANEL DECISION</b>	6 December 2022
<b>DATE OF PANEL MEETING</b>	6 December 2022
<b>PANEL MEMBERS</b>	Helen Lochhead (Chair), Stuart McDonald, Heather Warton, , Charlie Ishac
<b>APOLOGIES</b>	Bilal El-Hiyak
<b>DECLARATIONS OF INTEREST</b>	None

Papers circulated electronically on 29 November 2022.

**MATTER DETERMINED**

**PPSSSH-119 – Canterbury-Bankstown – DA-965/2014/A** - 350 Hume Highway, Bankstown - Modification to increase the floor to ceiling heights of Levels 1 to 6, increase overall building height, change to unit mix, changes to the building layout and changes to materials schedule.

**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.

**Modification application**

The panel determined to approve the modification application pursuant to section 4.55 of the *Environmental Planning and Assessment Act 1979*.

The decision was unanimous.

**REASONS FOR THE DECISION**

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



**CONDITIONS**

The modification application was approved subject to the conditions in the council assessment report with the following amendments.

- Prior to the issue of development consent the Council satisfies itself that section 102 of the EP&A Regulation 2021 has been addressed.

**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.

<b>PANEL MEMBERS</b>	
Helen Lochhead (Chair) 	 Stuart McDonald

Heather Warton



Charlie Ishac



### SCHEDULE 1

<b>1</b>	<b>PANEL REF – LGA – DA NO.</b>	PPSSSH-119 – Canterbury-Bankstown – DA-965/2014/A
<b>2</b>	<b>PROPOSED DEVELOPMENT</b>	Modification to increase the floor to ceiling heights of Levels 1 to 6, increase overall building height, change to unit mix, changes to the building layout and changes to materials schedule.
<b>3</b>	<b>STREET ADDRESS</b>	350 Hume Highway, Bankstown
<b>4</b>	<b>APPLICANT/OWNER</b>	Applicant: Chanine Design Pty Limited Owner: Hume 88 Pty Ltd
<b>5</b>	<b>TYPE OF REGIONAL DEVELOPMENT</b>	General development over \$30 million
<b>6</b>	<b>RELEVANT MANDATORY CONSIDERATIONS</b>	<ul style="list-style-type: none"> <li>Environmental planning instruments: <ul style="list-style-type: none"> <li>State Environmental Planning Policy (Housing) 2021</li> <li>State Environmental Planning Policy No. 65</li> <li>State Environmental Planning Policy (Resilience and Hazards) 2021</li> <li>State Environmental Planning Policy (Transport and Infrastructure) 2021</li> <li>Bankstown Local Environmental Plan 2015</li> </ul> </li> <li>Draft environmental planning instruments: Draft Canterbury Bankstown Local Environmental Plan</li> <li>Development control plans: <ul style="list-style-type: none"> <li>Bankstown Development Control Plan 2015</li> </ul> </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 regulations</li> <li>The public interest, including the principles of ecologically sustainable development</li> </ul>
<b>7</b>	<b>MATERIAL CONSIDERED BY THE PANEL</b>	<ul style="list-style-type: none"> <li>Council assessment report: 29 November 2022</li> <li>Written submissions during public exhibition: Nil</li> <li>Total number of unique submissions received by way of objection: Nil</li> </ul>
<b>8</b>	<b>MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL</b>	<ul style="list-style-type: none"> <li>Kick Off Briefing: 21 September 2022 <ul style="list-style-type: none"> <li><u>Panel members</u>: Stuart McDonald (Acting Chair), Heather Warton, Bilal El-Hiyak, Charlie Ishac</li> <li><u>Council assessment staff</u>: Daniel Bushby, Stephen Arnold, Ian Woodward</li> <li><u>Applicant representatives</u>: Rudy Jasin</li> <li><u>Planning Panel Secretariat</u>: Sung Pak and Sharon Edwards</li> </ul> </li> <li>Final briefing to discuss council's recommendation: 6 December 2022 <ul style="list-style-type: none"> <li><u>Panel members</u>: Helen Lochhead (Chair), Stuart McDonald, Heather Warton, Charlie Ishac</li> </ul> </li> </ul>

		<ul style="list-style-type: none"><li>○ <u>Council assessment staff</u>: Daniel Bushby, Stephen Arnold, Ian Woodward</li><li>○ <u>Planning Panel Secretariat</u>: Leanne Harris and Sharon Edwards</li></ul>
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report