

DATE OF DEFERRAL	19 November 2025
DATE OF PANEL DECISION	18 November 2025
DATE OF PANEL BRIEFING	17 November 2025
PANEL MEMBERS	Annelise Tuor (Chair), Penelope Holloway, Glennis James
APOLOGIES	None
DECLARATIONS OF INTEREST	Khal Asfour (Council Interest DA), Karl Saleh (Council Interest DA)

Assessment report prepared by Council's independent assessment planner (independent planner) circulated electronically on 4 November 2025. Applicant's response to reasons for refusal and supporting information circulated electronically on 10 December and further information circulated on 15 and 17 November.

MATTER DEFERRED

PPSSSH-182 – DA-1182/2024 – CANTERBURY-BANKSTOWN at 83, 85 and 99 North Terrace, Bankstown (Lot 19 and 20, DP 5541; Lot 18B, DP 412699; Lot 15, 16, 17, 21, 22, 23, 24, and 27, DP 5541; Lot 1, DP 507818; Lot 1, DP 207810) – Redevelopment of the Compass Centre site including the demolition of all existing structures, tree removal, site preparation and early works, bulk excavation, remediation works, and construction of a mixed-use development comprising a 2-level basement and a 5-storey mixed-use podium with 3 towers above, including a 19-storey hotel tower and 2 x 24-storey residential towers. (as described in Schedule 1).

BACKGROUND

The Panel notes the assessment report by the independent planner recommended refusal of the application and that, in response, the applicant provided information on how the reasons for refusal could be addressed and requested deferral of the application. During the briefing, there was extensive discussion between Council's technical experts, independent planner and the applicant's representatives and experts on the action and information required to resolve the reasons for refusal.

The following actions were discussed:

- i. Reasons 1 and 5 – Contamination
Stage 2 "Limited" DSI and Updated RAP and Interim Site Audit Statement being prepared and provided by **12 December 2025**. Council indicated that subject to a review of these and a commitment to provide a site auditor throughout the project, these reasons could be resolved.
- ii. Reasons 2 - Height and 3 – FSR
Subject to review by the independent planner of the updated clause 4.6, GFA calculations and architectural plans (to be submitted following the briefing on 17 November 2025), these reasons could be resolved. Applicant to be informed of any outstanding matters by **21 November 2025** and, if required, a meeting to be held in week starting **24 November 2025** with applicant to discuss.
- iii. Reason 4 – Flooding
Council to provide information to the applicant before **21 November 2025** to facilitate finalisation of flood modelling. Further clarification that flood mitigation measures shown in

Figure 18 of the Flood Impact and Risk Assessment lodged with the DA on 22 October 2024 required and to be shown in civil engineering and architectural plans.

Council and applicant's experts to meet in week starting **24 November 2025** to clarify requirements for additional information, including updated modelling, Flood Emergency Response Plan, updates to the Civil Engineering Plans to be consistent with the retail and loading car park driveway crest level and flood mitigation measures.

Further information to be submitted by **12 December 2025**.

- iv. Reasons 6, 8, 11 and 13 – Stormwater and OSD
Council to review information and to clarify whether OSD location acceptable and if any outstanding issues by **21 November 2025**. Existing internal stormwater and adjoining property could be conditioned.
- v. Reason 7 – Prescribed airspace
Applicant has submitted information and expects response within 2-3 weeks
- vi. Reasons 9 and 11 – Vehicular Access and Reason 13 Traffic and on-site manoeuvring
Applicant has submitted further information which is to be reviewed by Council's experts by **21 November 2025**. A meeting is to be held in the week starting 24 November to discuss if there are any outstanding issues and further information required or whether the applicant and council have different opinions on these reasons.
- vii. Reason 10 – Design Excellence
Subject to review by the independent planner of additional information, solar access, cross ventilation and circulation could be resolved. In relation to deep soil, it is recognised that numerical compliance cannot be achieved but opportunities for increased planting in proposed/additional interface zones should be investigated and considered in the context of Council's activation strategy for the area. The Applicant is to be informed of any outstanding matters by **21 November 2025** and, if required, a meeting is to be held in week starting **24 November 2025** with the applicant.

REASONS FOR DEFERRAL

The Panel considered the matters listed at item 6, the material listed at item 7 and the material presented at the meetings and observed at the site inspection listed at item 8 in Schedule 1.

Given the significance of the development, its contribution to housing supply and that the reasons for refusal are capable of resolution, the Panel agreed to defer the determination of the matter to allow for information to be submitted and assessed, discussions and a timetable to enable a supplementary assessment report to be prepared with an aim to determine the application in late January/early February 2026.

The decision to defer the matter was unanimous.

ACTIONS

To allow for the progression of the Development Application to determination, the Panel directed that:

1. Council provide further flooding data to the applicant by **21 November 2025** to facilitate the finalisation of flood modelling.
2. Council and the independent planner to review further information provided by the applicant to date (as set out in BACKGROUND above) and provide comments and feedback to the applicant by **21 November 2025**.
3. Council, the applicant and the independent planner are to meet no later than **28 November 2025** to discuss, provide feedback on and resolve, where possible, any outstanding information required to address reasons for refusal.
4. Any further information, including contamination and flood modelling, to be provided by **12 December 2025**.

Council and the applicant are to provide an agreed update to the Panel by **1 December 2025** advising of the outcomes of the above discussions, estimated time frames and details of any unresolved issues.

The Applicant is to upload a final package of information to the planning portal by **12 December 2025**. This should include any outstanding approval, such as prescribed air space approval.

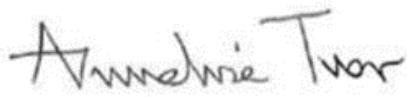
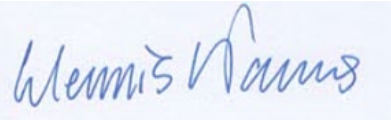
Once the above steps have been completed and all of the information has been uploaded to the portal, Council is to provide by **19 December 2025**;

- a timeframe to the Panel confirming the dates that the supplementary report prepared by the independent planner will be available;
- the date that a final determination briefing can be held.

The Panel requests that all information be made available to the independent planner and that Council, the independent planner and the applicant conduct direct, open and constructive communication to facilitate finalisation of the determination of the matter.

The Panel is working towards a determination in late January/early February 2026.

If the outstanding information is not provided by **12 December 2025**, the Panel may move to determine the DA based on the information currently at hand.

PANEL MEMBERS	
 Annelise Tuor (Chair)	 Penelope Holloway
 Glennis James	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSSSH-182 – DA-1182/2024 – CANTERBURY-BANKSTOWN
2	PROPOSED DEVELOPMENT	Redevelopment of the Compass Centre site including the demolition of all existing structures, tree removal, site preparation and early works, bulk excavation, remediation works, and construction of a mixed-use development comprising a 2-level basement and a 5-storey mixed-use podium with 3 towers above, including a 19-storey hotel tower and 2 x 24-storey residential towers.
3	STREET ADDRESS	83, 85 and 99 North Terrace, Bankstown Lot 19 and 20, DP 5541 Lot 18B, DP 412699 Lot 15, 16, 17, 21, 22, 23, 24, and 27, DP 5541 Lot 1, DP 507818 Lot 1, DP 207810)
4	APPLICANT/OWNER	Altis Bulky Retail Pty Limited
5	TYPE OF REGIONAL DEVELOPMENT	General development over \$30 million
6	RELEVANT MANDATORY CONSIDERATIONS	- Environmental planning instruments: - State Environmental Planning Policy (Planning Systems) 2021 - State Environmental Planning Policy (Biodiversity and Conservation) 2021 - State Environmental Planning Policy (Housing) 2021 - State Environmental Planning Policy (Resilience and Hazards) 2021 - State Environmental Planning Policy (Transport and Infrastructure) 2021 - Canterbury-Bankstown Local Environmental Plan 2023 - Draft environmental planning instruments: Nil - Development control plans: - Canterbury-Bankstown Development Control Plan 2023 - Planning agreements: Nil - Relevant provisions of the <i>Environmental Planning and Assessment Regulation 2021</i> - 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	- Council Assessment Report: 3 November 2025 - Request for departure to development standard under clause 4.6 of the CBLEP (Height of building) under clause 6.16(3) (a) of the BCLEP - Late information provided by applicant; - Response to reasons for refusal and attachments: 10 November 2025 - Preliminary Construction Traffic Management Plan: 15 November 2025 - Presentation for final briefing: 17 November 2025 - Written submissions during public exhibition: 7 - Total number of unique submissions received by way of objection: 7

8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	• Briefing: 16 December 2024 ○ <u>Panel members</u>: Annelise Tuor (Chair), Penelope Holloway, Glennis James, Karl Saleh ○ <u>Council planning staff</u>: Daniel Bushby, Stephen Arnold ○ <u>Applicant representatives</u>: Costa Dimitriadis (Ethos Urban), Daniel Howard (Ethos Urban), Joseph Ajaka (Barings Real Estate Australia), Warwick Dowler (Barings Real Estate Australia), Aston Weber (Barings Real Estate Australia), Simon Parsons (PTW), Alex Lin (PTW), Cameron Hay (Essence Project Management), Craig Sanders (Essence Project Management) ○ <u>DPHI</u>: George Dojas, Nikita Lange • Site inspection: 4 March 2025 ○ <u>Panel members</u>: Annelise Tuor (Chair), Penelope Holloway, Glennis James ○ <u>Council Consultant Assessment Planner</u>: Joanne McGuinness (SJB Planning) ○ <u>DPHI</u>: Nikita Lange • Council/Applicant Briefing: 1 September 2025 ○ <u>Panel members</u>: Annelise Tuor (Chair), Penelope Holloway ○ <u>Council Consultant Assessment Planner</u>: Joanne McGuinness (SJB Planning) ○ <u>Council planning staff</u>: Daniel Bushby, Stephen Arnold, Ian Woodward ○ <u>Applicant representatives</u>: Costa Dimitriadis (Principal Planner, Ethos Urban), Daniel Howard (Director, Ethos Urban), Yvette Carr (Director, Ethos Urban), Joseph Ajaka (Project Director, Barings Real Estate Australia), Warwick Dowler (Senior Director - Head of Residential, Barings Real Estate Australia), Aston Weber (Development Manager, Barings Real Estate Australia), Simon Parsons (Practice Leader, PTW), Lewis Pang (Senior Associate, PTW), Dan Palmer (Traffic Project Director, PTC), Craig Sanders (Project Director, Essence Project Management), Grace Pelle-Lalli ○ <u>DPHI</u>: Amanda Moylan • Final briefing to discuss council's recommendation: 17 November 2025 ○ <u>Panel members</u>: Annelise Tuor (Chair), Penelope Holloway, Glennis James ○ <u>Council Consultant Assessment Planner</u>: Joanne McGuinness (SJB Planning), Hayley Tasdarian (SJB Planning) ○ <u>Council Subject Matter Experts</u>: Shereny Selim, Emmett Burns, Nathan Cheah, Catherine Tran, Halloum Albaba ○ <u>Council planning staff</u>: Daniel Bushby, Stephen Arnold, Ian Woodward, Andy Sharp ○ <u>Applicant representatives</u>: Costa Dimitriadis (Principal Planner, Ethos Urban), Joseph Ajaka (Project Director, Barings Real Estate Australia), Yvette Carr (Director, Colliers Urban Planning), Warwick Dowler (Senior Director - Head of Residential, Barings Real Estate Australia), Aston Weber (Development Manager, Barings Real Estate Australia), Simon Parsons (Practice Leader, PTW), Lewis Pang (Senior Associate, PTW), Grace Pelle-Lalli (Senior Associate, PTW), Dan Palmer (Traffic Project Director, PTC), Joel James-Hall (Associate / Environmental Engineer Douglas Partners), Chris Waite (Civil Infrastructure Manager NSW + ACT, Robert Bird Group), Joe Paetzold (Associate Principal &
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		Engineering Manager, CPP Wind Engineering Consultants), Nick Metcalf (Director, Site Image), Duncan Marshall (Principal Civil Engineer, Xavier Knight), Theodora Richer (Civil Engineer, Xavier Knight), David Radford (Director, Essence Project Management) ○ <u>DPHI</u> : Amanda Moylan, Nathan Laird
9	COUNCIL RECOMMENDATION	Refusal
10	DRAFT CONDITIONS	NA