

DETERMINATION AND STATEMENT OF REASONS
SYDNEY SOUTH PLANNING PANEL

DATE OF DETERMINATION	3 December 2021
PANEL MEMBERS	Helen Lochhead (Chair), Stuart McDonald, Susan Budd, Bilal El-Hayek, Nadia Saleh
APOLOGIES	None
DECLARATIONS OF INTEREST	None

Papers circulated electronically on 3 December 2021.

MATTER DETERMINED

PPSSSH-71 – Canterbury-Bankstown- DA-152/2021 – 10 Nelson Short Street, Potts Hill for a Seniors Living development

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, noting, the proposed development generally complies with applicable planning controls. While the development exceeds controls in relation to height and scale, it is considered that the development remains consistent with the envisaged character of the area and the broader context, and with the generous open space and landscaping proposed on site, it is considered that the development will be a positive contribution to the area. As such, it is considered that those variations are acceptable, as discussed in the report and can be supported.

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 notes that **no** written submissions were made during public exhibition and therefore no issues of concern were raised.

PANEL MEMBERS	
 Helen Lochhead (Chair)	 Stuart McDonald

	
Susan Budd	Bilal El-Hayek
Nadia Saleh	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSSSH-71 – CANTEBURY BANKSTOWN - DA-152/2021
2	PROPOSED DEVELOPMENT	Remediation of the site, Construction of a Seniors Living Development comprising of five (5) buildings with a total of 197 dwellings and ancillary uses including a medical centre, café, neighbourhood shop, restaurant/lounge, outdoor swimming pool, with communal landscaped areas and basement car-parking
3	STREET ADDRESS	10 Nelson Short Street, Potts Hill
4	APPLICANT/OWNER	Potts Hill Group Pty Ltd
5	TYPE OF REGIONAL DEVELOPMENT	General development over \$30 million
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> • Environmental planning instruments: <ul style="list-style-type: none"> ○ State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 ○ State Environmental Planning Policy 55 – Remediation of Land ○ State Environmental Planning Policy 65 – Design Quality of Residential Apartment Development ○ State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004 ○ State Environmental Planning Policy (Infrastructure) 2007 ○ State Environmental Planning Policy (Vegetation in Non-rural Areas) 2017 ○ Bankstown Local Environmental Plan 2015 • Draft environmental planning instruments: Draft Canterbury Bankstown Local Environmental Plan • Development control plans: <ul style="list-style-type: none"> ○ Bankstown Development Control Plan 2015 • Planning agreements: Nil • Provisions of the <i>Environmental Planning and Assessment Regulation 2000</i> • 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	<ul style="list-style-type: none"> • Council assessment report: 15 November 2021 • List any council memo or supplementary report received: 15 November 2021 • Written submissions during public exhibition: 0 • Total number of unique submissions received by way of objection: 0
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> • Briefing: 10 June 2021, <ul style="list-style-type: none"> ○ <u>Panel members</u>: Helen Lochhead (Chair), Stuart McDonald, Susan Budd, Bilal El-Hayek, Nadia Saleh ○ <u>Council assessment staff</u>: Aidan Harrington, Stephen Arnold • Site inspection: Panel members visited the site individually on different days due to Covid-19 precautions. • Final briefing to discuss council's recommendation: 25 November 2021 <ul style="list-style-type: none"> ○ <u>Panel members</u>: Helen Lochhead (Chair), Stuart McDonald, Susan Budd, Bilal El-Hayek, Nadia Saleh ○ <u>Council assessment staff</u>: Aidan Harrington, Stephen Arnold ○ <u>DPIE</u> – Leanne Harris, Holly McCann
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report