

DETERMINATION AND STATEMENT OF REASONS

SYDNEY SOUTH PLANNING PANEL

DATE OF DETERMINATION	31 August 2020
PANEL MEMBERS	Helen Lochhead (Chair), Stephen Gow, Heather Warton, Allan Winterbottom, Karl Saleh
APOLOGIES	None
DECLARATIONS OF INTEREST	Stuart McDonald declared a conflict of interest as his firm is providing planning advice to the applicant on a separate development application. Nadia Saleh and Bilal Hayek declared conflict of interest as the Council is the landowner of the site.

Papers circulated electronically on 17 August 2020.

MATTER DETERMINED

PPSSSH-8 – Canterbury Bankstown – DA697/2019 at 74 Rickard Road Bankstown for early works proposed to Western City University Bankstown City Campus (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 Choose an item. 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 and 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 supplementary memo dated 27 August.

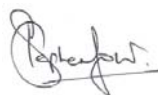
CONSIDERATION OF COMMUNITY VIEWS

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)



Stephen Gow



Heather Warton



Karl Saleh



Allan Winterbottom

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSSSH-8 – Canterbury Bankstown – DA697/2019
2	PROPOSED DEVELOPMENT	Early works for proposed Western City University Bankstown City Campus, demolition, tree removal, bulk excavation, shoring and temporary anchors, services diversion and alterations to The Appian Way layback at Rickard Road.
3	STREET ADDRESS	74 Rickard Road, Bankstown
4	APPLICANT/OWNER	Western Sydney University / Canterbury Bankstown City Council
5	TYPE OF REGIONAL DEVELOPMENT	Council related development over \$5 million
6	RELEVANT MANDATORY CONSIDERATIONS	- Environmental planning instruments: - State Environmental Planning Policy No. 19 – Bushland in Urban Areas; - State Environmental Planning Policy No 55 – Remediation of Land; - State Environmental Planning Policy (State and Regional Development) 2011; - State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017; - Greater Metropolitan Regional Environmental Plan No. 2 – Georges River Catchment; - Bankstown Local Environmental Plan 2015 - Draft environmental planning instruments: - Draft State Environmental Planning Policy (Remediation of Land); - Draft State Environmental Planning Policy (Environment) - Draft Canterbury Bankstown Consolidated Local Environmental Plan - Development control plans: - Bankstown Development Control Plan 2015 - Planning agreements: Nil - Provisions of the <i>Environmental Planning and Assessment Regulation 2000</i>: Nil - 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: 17 August 2020 - Council supplementary memo & conditions: 27 August 2020 - Written submissions during public exhibition: Nil
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	- Electronic Briefing: 17 February 2019 <u>Panel members</u>: Helen Lochhead (Chair), Stuart McDonald, Heather Warton - Final briefing to discuss council's recommendation: 19 August 2020 <u>Panel members</u>: <u>Panel members</u>: Helen Lochhead (Chair), Stephen Gow, Heather Warton, Karl Saleh, Allan Winterbottom <u>Council assessment staff</u>: Stephen Arnold, Amy Cropley (consultant planner for council)

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