

DETERMINATION AND STATEMENT OF REASONS
SYDNEY SOUTH PLANNING PANEL

DATE OF DETERMINATION	6 April 2022
DATE OF PANEL DECISION	6 April 2022
DATE OF PANEL MEETING	5 April 2022
PANEL MEMBERS	Helen Lochhead (Chair), Stuart McDonald, Heather Warton, Bilal El-Hayek, Charlie Ishac
APOLOGIES	None
DECLARATIONS OF INTEREST	None

Papers circulated electronically on 5 April 2022.

MATTER DETERMINED

PPSSSH-92 – Canterbury-Bankstown - DA-643-2021- 85 Waldron Road, Chester Hill

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 as it represents a development generally consistent with Council's envisaged future character and development standards.

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 two (2) submissions were received which raised concerns mainly relating to traffic and density impacts on the community and overall compliance of the proposal. The Panel note that development is consistent with the density proposed for the area and generally complies with the key development standards. Any specific issues have been addressed through conditions.

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



Charlie Ishac

SCHEDULE 1

1	PANEL REF – LGA – DA NO.	PPSSSH-92 – Canterbury-Bankstown - DA-643-2021
2	PROPOSED DEVELOPMENT	Construction of a four (4)-storey residential flat building, consisting of eleven (11) one-bedroom dwellings and eight (8) two-bedroom dwellings over basement parking with nine (9) car parking spaces, including an outdoor communal area and associated landscaping, for use as affordable rental housing.
3	STREET ADDRESS	85 -87 Waldron Road, Chester Hill 2162
4	APPLICANT/OWNER	NSW Land and Housing Corporation
5	TYPE OF REGIONAL DEVELOPMENT	Crown development over \$5 million
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none">• Environmental planning instruments:<ul style="list-style-type: none">○ State Environmental Planning Policy (State and Regional Development) 2011○ State Environmental Planning Policy No. 55 – Remediation of Land○ State Environmental Planning Policy (Infrastructure) 2007○ State Environmental Planning Policy (Affordable Rental Housing) 2009○ State Environmental Planning Policy No. 65 – Design Quality of Residential Apartment Development○ State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004○ State Environmental Planning Policy (Vegetation in Non-Rural areas) 2017○ Bankstown Local Environmental Plan 2015• Draft environmental planning instruments:<ul style="list-style-type: none">○ Draft Canterbury Bankstown Local Environmental Plan 2020• 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: 25 March 2022• Conditions of consent received: 25 March 2022• Written submissions during public exhibition: 2• Total number of unique submissions received by way of objection: 2
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none">• Briefing: 28 October 2021,<ul style="list-style-type: none">○ <u>Panel members</u>: Helen Lochhead (Chair), Heather Warton, Bilal El-Hayek, Nadia Saleh○ <u>Council assessment staff</u>: Warren Terry, Stephen Arnold

		<ul style="list-style-type: none"> • Site inspection: Panel members visited the site individually on different days due to Covid-19 precautions. • Final briefing to discuss council's recommendation: 5 April 2022 <ul style="list-style-type: none"> ○ <u>Panel members</u>: Helen Lochhead (Chair), Stuart McDonald, Heather Warton, Bilal El-Hayek, Charlie Ishac <u>Council assessment staff</u>: Warren Terry, Stephen Arnold
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report