

## SYDNEY EAST JOINT REGIONAL PLANNING PANEL

Meeting held at Christies Conference Centre on Thursday 2 October 2014 at 10.30am

Panel Members: John Roseth (chair), David Furlong, Julie Savet Ward, Brian Robson and Gillian Dawson

Apologies: Nil - Declarations of Interest: Nil

### Determination and Statement of Reasons

**2013SYE104 – Canterbury - DA-509/2013 - Mixed Use Development - 548-568 Canterbury Road, Campsie as described in Schedule 1.**

**Date of determination:** 2 October 2014

**Decision:**

The panel determined to approve the development application as described in Schedule A pursuant to section 80 of the *Environmental Planning and Assessment Act 1979*.

**Panel consideration:**

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



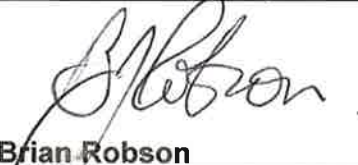

**Reasons for the Panel decision:**

The Panel's reasons for approval are:

- a) The proposal complies with the relevant planning controls, with the exception of building height.
- b) The variation to building height is mainly due to the lift overrun.
- c) The variation to building height has been justified under cl 4.6 of the Canterbury LEP 2012.
- d) The proposal is consistent with the desired future character of the area.

**Conditions:** The development application was approved subject to the conditions in Appendix A of the Council Assessment Report with the following amendments:

- a) In Conditions 4(e) and 19 the words "12 noon" are replaced by "3 pm".
- b) Condition 39 is deleted.
- c) In Condition 60 the word "Preliminary" is deleted.
- d) In Condition 61 "council" is replaced by "PCA" (for Principal Certifying Authority).

 <b>John Roseth (chair)</b>	 <b>David Furlong</b>	 <b>Julie Savet Ward</b>
 <b>Brian Robson</b>	 <b>Gillian Dawson</b>	

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## SCHEDULE 1

1	<b>JRPP Reference – LGA- Council Reference:</b> 2013SYE104 – Canterbury - DA-509/2013
2	<b>Proposed development:</b> Mixed Use Development
3	<b>Street address:</b> 548-568 Canterbury Road, Campsie
4	<b>Applicant/Owner:</b> Andrew Hanna - Statewide Planning Pty Ltd
5	<b>Type of Regional development:</b> Capital Investment Value > \$20M
6	<b>Relevant mandatory considerations</b> <ul style="list-style-type: none"> <li>• State Environmental Planning Policy No.65 – Design Quality of Residential Flat Development;</li> <li>• State Environmental Planning Policy (Building Sustainability Index) BASIX 2004;</li> <li>• State Environmental Planning Policy No.55 – Remediation of Land;</li> <li>• State Environmental Planning Policy (Infrastructure) 2007;</li> <li>• Canterbury Local Environmental Plan 2012;</li> <li>• Canterbury Development Control Plan 2012; and</li> <li>• Canterbury Development Contributions Plan 2013.</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 EPA Act or EPA Regulation.</li> <li>• The public interest.</li> </ul>
7	<b>Material considered by the panel:</b> Council Assessment Report Dated: 22 September 2014 Written submissions during public exhibition: 2 Verbal submissions at the panel meeting: On behalf of the applicant- Tim Stewart
8	<b>Meetings and site inspections by the panel:</b> Briefing Meeting 30 June 2014
9	<b>Council recommendation:</b> Approval
10	<b>Draft conditions:</b> Attached to council assessment report