

SYDNEY EAST JOINT REGIONAL PLANNING PANEL

Meeting held electronically between 6 November 2014 and 13 November 2014

Panel Members: John Roseth (chair), David Furlong, Sue Francis, Gillian Dawson and Brian Robson

Apologies: None - Declarations of Interest: None

Determination and Statement of Reasons

2014SYE063 – Canterbury City Council DA-142/2014 [at 60 Charlotte Street, Campsie] as described in Schedule 1.

Date of determination: 13 November 2014

Decision:

The panel determined to approve the development application as described in Schedule 1 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.


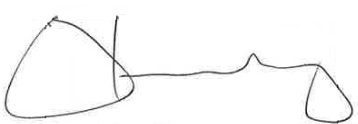

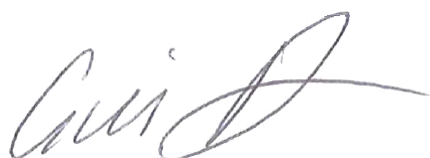
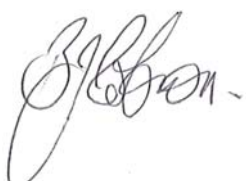
Reasons for the panel decision:

The panel determined to approve the development application for the following reasons:

- The application is generally consistent with the approved Concept Plan
- The application generally complies with those local planning controls which remain relevant following the approval of the Concept Plan.

Conditions: The development application was approved subject to the conditions attached to the Council Assessment Report.

Panel members:

 John Roseth (chair)	 David Furlong	 Sue Francis
 Gillian Dawson	 Brian Robson	

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SCHEDULE 1

1	JRPP Reference – LGA- Council Reference: 2014SYE063 – Canterbury City Council DA-142/2014
2	Proposed development: Development application for the construction of a mixed use development comprising a retail component, mini-major tenancy, supermarket with 290 residential apartments, community centre with associated basement car parking and strata and stratum subdivision
3	Street address: Proposed Lot 42, 60 Charlotte St, Campsie (Stage 3)
4	Applicant/Owner: Mr Richard McLachlan (Australand) / Clemton Park Developments No. 1 and No. 2
5	Type of Regional development: Development with a Capital Investment Value of more than \$20M
6	Relevant mandatory considerations <ul style="list-style-type: none"> • Section 75O of the Environmental Planning and Assessment Act, 1979 • State Environmental Planning Policy (Infrastructure) 2007 • State Environmental Planning Policy No. 55 – Remediation of Land • State Environmental Planning Policy No. 65 – Design Quality of Residential Flat Development • State Environmental Planning Policy (BASIX) 2004 • Canterbury Local Environmental Plan 2012 • Canterbury Development Control Plan 2012 • Canterbury Development Contributions Plan 2013 • 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 EPA Act or EPA Regulation. • The public interest.
7	Material considered by the panel: Council Assessment Report Dated: 21 October 2014 Written submissions during public exhibition: none (0)
8	Meetings and site inspections by the panel: Briefing Meeting on 30 July 2014
9	Council recommendation: Approval
10	Draft conditions: Attached to council assessment report