

DATE OF DETERMINATION	14 June 2017
PANEL MEMBERS	Morris Iemma (Chair), Bruce McDonald, Nicole Gurran and Peter Smith
APOLOGY	Jane Fielding
DECLARATIONS OF INTEREST	None

Public meeting held at Campsie Office, 137 Beamish Street, Campsie, on Wednesday 14 June 2017 opened at 12.30 pm and closed at 2.45 pm.

MATTER DETERMINED

Panel Ref – 2015SYE152 - LGA – Canterbury-Bankstown, DA-503/2013/A, Address – 242, 246-248, 250-252, 254-256 and 258 Canterbury Road, Canterbury and Nos. 1,3,5-5, 7-9 and 11-13 Close Street, Canterbury (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 meeting and the matters observed at site inspections listed at item 8 in Schedule 1.

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*. The decision was unanimous.

REASONS FOR THE DECISION

1. The Panel is satisfied that the development to which consent as modified relates is substantially the same development as the development for which consent was originally granted.
2. The proposed modification increases housing supply in the Canterbury town centre and near the transport services provided by the Canterbury Railway Station, without increasing the overall height or mass of the building. In this regard the Panel notes the reduction of 18 two bedroom units and three, 3 bedroom units in the modified design, which somewhat alters the overall dwelling mix composition of the development, but in this case this is offset by the increased overall housing supply achieved by the modification.
3. The proposal results in a development that maintains the overall design quality of the approved consent with respect to the SEPP 65 Design Quality of Residential Apartment Development and its associated Apartment Design Guidelines (noting that the original consent was only required to satisfy the former Residential Flat Design Code), It also satisfies SEPP (Infrastructure) 2007 and SEPP 55 Remediation of Land.
4. The proposal continues to adequately satisfy the provisions and objectives of Canterbury LEP 2012 and Canterbury DCP 2012.

5. The proposed development amendments will have no more significant adverse impacts on the natural or built environments including the amenity of nearby established dwellings or the performance of the local road network than would be development for which consent was originally granted. In this regard the Panel notes the terms of consent that require dedication of land that will facilitate signalisation of the intersection of the Canterbury Road/Close Street/Charles Street intersection.
6. In consideration of conclusions 1-5 above the Panel considers the proposed development is a suitable use of the site and approval of the proposal is in the public interest.
7. An additional condition of consent is to be provided in order to amend the materials and colour scheme of the development to provide a more subtle palate of colours and durable finishes. An annotated and coloured elevations and materials schedule is to be approved by the Director of Planning after review by an architect and urban design appointed by Council.
8. We note that developments of this size should provide a greater community benefit by way of community facilities and that future development in the area should take this into consideration and council should consider the demand generated by recent and future development on the supply of community facilities

CONDITIONS

The development application was approved subject to the conditions in the Council Assessment Report.

PANEL MEMBERS	
 Morris Iemma (Chair)	 Bruce McDonald
 Nicole Gurran	 Peter Smith

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	2015SYE152 - LGA – Canterbury-Bankstown, DA-503/2013/A
2	PROPOSED DEVELOPMENT	Section 96 modification to the layout and design of an approved mixed use development, including adjustments to the internal and external layout on all floors of all buildings and adjustments in size and shape to Council dedicated land on corner of Canterbury Road and Close Street.
3	STREET ADDRESS	242, 246-248, 250-252, 254-256 and 258 Canterbury Road, Canterbury

		and Nos. 1,3,5-5, 7-9 and 11-13 Close Street, Canterbury
4	APPLICANT/OWNER	Realize Architecture/Metro Storage Pty Ltd
5	TYPE OF REGIONAL DEVELOPMENT	Proposed development has a capital investment value of over \$20million.
6	RELEVANT MANDATORY CONSIDERATIONS	• Environmental planning instruments: • State Environmental Planning Policy (Infrastructure) 2007 • State Environmental Planning Policy N. 65 – Design Quality of Residential Apartment Development • State Environmental Planning Policy No. 55 – Remediation of Land • State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004 • Canterbury Local Environmental Plan 2012 • Draft environmental planning instruments: Nil • Development control plans: • Canterbury Development Control Plan 2012 • Planning agreements: Nil • <i>Environmental Planning and Assessment Regulation 2000</i>: 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, recommended conditions and relevant documents submitted as part of the DA. • Written submissions during public exhibition: 58 submissions and one petition signed by 154 persons. • Verbal submissions at the public meeting: ○ Support – Nil ○ Object – Barbara Coorey, Sharon Baldwin (community organisation: Founder & Director Sydney Creative Play) and Laura Harte. ○ On behalf of the applicant – Terry Savill, Chris Evans & Garry Carter, Elaine Treglown and Debra Townsend ○ On behalf of Council – Mine Kocak, George Gouvatsos, Bruce Gillespie and Jeff Senior.
8	MEETINGS AND SITE INSPECTIONS BY THE PANEL	• Briefing Meeting - 15 March 2017 • Site Inspection - 14 June 2017 • Final Briefing Meeting - 14 June 2017 • Public Meeting - 14 June 2017

		Attendees: ○ <u>Panel members</u>: Morris lemma, (Chair), Bruce McDonald, Nicole Gurran and Peter Smith ○ <u>Council assessment staff</u>: Mine Kocak and George Gouvatsos.
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Submitted with report