



DATE OF DEFERRAL	8 July 2020
PANEL MEMBERS	Helen Lochhead (Chair), Heather Warton, Sue Francis, Nadia Saleh, Bilal Hayek
APOLOGIES	None
DECLARATIONS OF INTEREST	Stuart McDonald declared a conflict of interest as the applicant is a client of his.

Public meeting held by Public Teleconference on 8 July 2020, opened at 10.05am and closed at 11am.

MATTER DEFERRED

2019SSH008 – Canterbury-Bankstown – DA41/2019 at 10-20 High Street Canterbury for the Canterbury South Public School (as described in Schedule 1)

REASONS FOR DEFERRAL






The Panel considered the proposed application material as well as material presented at briefings and the public meeting and representations of the community. The Panel was of the view that there were a broad range of outstanding issues that still need to be addressed, most notably the impacts of increased traffic generation on the safety and amenity of the area.

The Panel therefore resolved to defer consideration of the matter pending provision of additional reports and information to satisfactorily address the following:

- Traffic and parking impacts including consideration of new infrastructure such as Council's proposed link road, extended footpaths, new pedestrian crossings; and behavioural changes such as a Green travel plan and staging of onsite parking to control demand. The Panel is of the view that solutions reliant on behavioural change alone will not be sufficient to address these multifarious issues.
- A finalised RAP and identification of preferred strategy for managing contaminants, hazardous materials and acid sulphate soils.
- An updated acoustic report to address all noise impacts.
- The height, massing and setbacks of the development should be reviewed to better relate to the topography and transition to the east to reduce its impacts.
- A new landscape plan is required.

The applicant should provide the additional material required within 3 months and to the satisfaction of Council. On receipt of a supplementary council assessment report, the Panel will hold another public meeting to determine the matter.

The decision to defer this matter was unanimous.

PANEL MEMBERS	
 Helen Lochhead (Chair)	 Heather Warton
 Sue Francis	 Nadia Saleh
 Bilal Hayek	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	2019SSH008 – Canterbury-Bankstown – DA41/2019
2	PROPOSED DEVELOPMENT	Re-development of Canterbury South Public School including minor demolition works to landscape areas/hardstand areas and construction of a three-storey school with a capacity of 690 students and associated landscape works and realignment of car parking along Napier Street.
3	STREET ADDRESS	10 – 20 High Street, Canterbury
4	APPLICANT/OWNER	School Infrastructure NSW C/- DFP Planning, Owner: Department of Education
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 (Educational Establishments and Child Care Facilities) 2017 State Environmental Planning Policy 64 Advertising and Signage State Environmental Planning Policy 55 – Remediation of Land State Environmental Planning Policy 19 – Bushland in Urban Areas State Environmental Planning Policy (Coastal Management) 2018 Canterbury Local Environmental Plan 2012 Draft environmental planning instruments: Draft Canterbury Bankstown Local Environmental Plan Development control plans: <ul style="list-style-type: none"> Canterbury Development Control Plan 2012 Canterbury Development Contributions Plan 2013 (Contributions Plan) 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	<ul style="list-style-type: none"> Council assessment report: 25 June 2020 Clause 4.6 Variation Request Height of Building Clause 4.6 Variation Request Floor Space Ratio Applicant memo: 6 July 2020 Written submissions during public exhibition: 34 Verbal submissions at the public meeting: <ul style="list-style-type: none"> Community members – Skye McDonald, James Stuart on behalf of Canterbury South Public School Parents & Citizens Association, Geoff Cron, Rachelle McDonald On behalf of the applicant – Kate MacDonald, James Bourachi
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> Electronic Briefing: 18 June 2019 [date] <ul style="list-style-type: none"> <u>Panel members</u>: Helen Lochhead (Chair), Bruce McDonald, Nicole Gurran <u>Council assessment staff</u>: Mine Kocak

		<ul style="list-style-type: none"> • Final briefing to discuss council's recommendation, 8 July 2020 at 9.30am. Attendees: <ul style="list-style-type: none"> ○ <u>Panel members</u>: Helen Lochhead (Chair), Heather Warton, Sue Francis, Bilal Hayek ○ <u>Council assessment staff</u>: Haroula Michael, George Gouvatsos, Sam Khoury, Siva Sritharan, Catherine Tran, Jeff Senior
9	COUNCIL RECOMMENDATION	Refusal
10	DRAFT CONDITIONS	Attached to the council assessment report