

<b>DATE OF PANEL DECISION</b>	24 January 2024
<b>PANEL MEMBERS</b>	Annelise Tour (Chair), Glennis James, Penelope Holloway
<b>APOLOGIES</b>	Karl Saleh
<b>DECLARATIONS OF INTEREST</b>	Khal Asfour

## **DELEGATION REQUEST – DETERMINATION OF 4.56 MODIFICATION APPLICATION PPSSSH-157**

### **Modification Application**

PPSSSH-157 – Canterbury Bankstown – DA-862-2020-B – 149-163 Milton Street, Ashbury - S4.56  
(Modification of DA-826-2020).

### **BACKGROUND**

The Minister for Planning and Public Spaces has provided approval under section 2.16(6) of the Environmental Planning and Assessment Act 1979 (EP&A Act) for any Sydney district or regional planning panel to delegate any of its functions under the EP&A Act or any other Act (other than the power of delegation) to the general manager or other staff of a council, for any area or part of any area for which the Sydney district or regional planning panel is constituted.

With respect to PPSSSH-157 (DA-862-2020-B), Canterbury Bankstown Council have made a request of the Sydney South Planning Panel that delegation to determine DA-862-2020-B be granted. The panel have been advised by Council:

*This modification application has been referred to Sydney South Planning Panel due to it being lodged under section 4.56 of the Environmental Planning and Assessment Act 1979. It seeks to amend DA-826-2020 approved by the Land and Environment Court (Appeal No 2021/89891) on 23 November 2021 which was considered, but not determined by, the former Sydney South Planning Panel. The approved development was for demolition of existing buildings, site remediation works, civil infrastructure and a new road, removal of 50 trees, landscaping, basement car parking for 251 vehicles (as well as 39 bicycle spaces) and construction of 8 residential buildings comprising:*

- *A part 5 and part 6 storey residential flat building comprising 32 dwellings*
- *A part 5 and part 6 storey residential flat building comprising 33 dwellings*
- *62 x 2 and 3 storey townhouses*

### **Application Details**

Section 4.56 Modification to DA-862-2020 to comprising internal and external alterations, including:

- Increased floor to ceiling heights
- Increase to overall building height
- Increase lift overrun height
- Amended window layout and design
- Changes to unit configuration
- Increase in GFA
- Delete voids, and
- Install additional fire stairs to basement

**DA-862-2020-B (Panel reference: PPSSH-157)** lodged on 27 December 2023 for S4.56 Modification to DA-862-2020.

**Applicant:** Urbis

**Owner:** Ashbury Projects Pty Ltd

**Planner:** Urbis

**Architect:** SJB

**CIV:** \$0

**Summary history:**

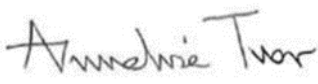
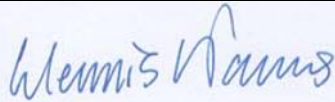

1. Application lodged on 27 December 2023.
2. Internal referral sent to Building Surveyor, Development Engineer, Fire Safety and Heritage Departments.
3. The application was registered on the Planning Panel website and accepted on 18 January 2024.
4. The application is currently on 28-day public exhibition until 7 February 2024. No submissions have been received by Council to date.
5. No external referral is required.

**PANEL RESOLUTION**

This is a resolution of the Sydney South Planning Panel made on 24 January 2024 in accordance with Schedule 2 Part 5 of the EP&A Act.

That pursuant to section 2.16(6)(c) of the EP&A Act 1979 the Panel resolves to delegate to Canterbury Bankstown City Council the power to make a determination as consent authority under section 4.56 of the EP&A Act on:

DA-862-2020-B at 149-163 Milton Street, Ashbury - S4.56 Modification of DA862-2020.

PANEL MEMBERS	
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