

DATE OF DEFERRAL	7 June 2022
PANEL MEMBERS	Helen Lochhead (Chair), Heather Warton, Susan Budd
APOLOGIES	None
DECLARATIONS OF INTEREST	Stuart McDonald, Bilal El-Hayek, Charlie Ishac

Public meeting held by teleconference on 7 June 2022, opened at 10:30am and closed at 11:22am.

MATTER DEFERRED

PPSSSH-80 – Canterbury-Bankstown – DA-512/2021 - 165 – 171 Milton Street, Ashbury 2193 for, excavation, site remediation, new road, removal of 23 trees, site landscaping and construction of 138 units with 62 terraces and residential flat buildings for 76 units over a single level basement car park




REASONS FOR DEFERRAL

The Panel agreed to defer the determination of the matter until required information regarding the drained basement specification is submitted to WaterNSW and assessment is completed by Council, as this was not provided at the time of the public meeting.

The Panel expects revised information as referred to above be submitted to Council within 1 week from the date of this deferral record. Council is requested to update their assessment within 4 weeks of the receipt of revised information. If revised information from the applicant is not provided within 2 weeks, the Panel may move to determine the DA based on the information currently at hand.

When this information has been received, the panel will determine the matter electronically. The Panel expects an addendum assessment report from Council responding to the material and the matters raised above and to clarify the proposed height of the buildings adjoining the Trevenar Street properties, as raised by the objectors in the public meeting.

The decision to defer the matter was unanimous. The Panel adjourned during the meeting to deliberate on the matter and formulate a resolution.

PANEL MEMBERS	
 Helen Lochhead (Chair)	 Susan Budd
 Heather Warton	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSSSH-80 – Canterbury-Bankstown – DA-512/2021
2	PROPOSED DEVELOPMENT	Excavation, site remediation, new road, removal of 23 trees, site landscaping and construction of 138 units with 62 terraces and residential flat buildings for 76 units over a single level basement car park.
3	STREET ADDRESS	165-171 Milton Street, Ashbury 2193
4	APPLICANT/OWNER	Mecone / The Ashbury Developments Unit Trust
5	TYPE OF REGIONAL DEVELOPMENT	General development over \$30 million
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> Environmental planning instruments: <ul style="list-style-type: none"> State Environmental Planning Policy (Planning Systems) 2021 Water Management Act 2000 State Environmental Planning Policy (Resilience and Hazards) State Environmental Planning Policy 65 – Design Quality of Residential Apartment Development (SEPP 65) State Environmental Planning Policy 2004 (Building Sustainability Index: BASIX) Canterbury Local Environmental Plan 2012 (CLEP 2012) Canterbury Development Contributions Plan 2013 (Contributions Plan 2013) Draft environmental planning instruments: Draft Canterbury-Bankstown LEP 2020 Development control plans: <ul style="list-style-type: none"> Canterbury Development Control Plan 2012 (CDCP 2012) Planning agreements: Nil Provisions of the <i>Environmental Planning and Assessment Regulation 2021</i> Coastal zone management plan: N/A 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 uploaded on Portal: 24 May 2022 (dated 7 June) Attachments 1 to 9 uploaded and published on Planning Portal: 24 May 2022 <ul style="list-style-type: none"> Architectural Plans, Landscape Plans, SEPP 65 Design Statement, Statement of Environmental Effects, Heritage Impact Statement, Transport Assessment, Urban Design Report, Arborist Report, Waste Management Plan, Google Street view and aerial, Proposed New Access Road. CIV Sheets 1-3 Written submissions during public exhibition: 31 Verbal submissions at the public meeting: <ul style="list-style-type: none"> Jane Williams, Matt Burke Councill Assessment Staff – Kaitlin McCaffrey, George Gouvatsos On behalf of the applicant – Wesley Grunsell, Chris Gorton, Daniel Bafsky, Josephine Gowty, Aras Labutis, Adam Coburn, Ian Cady Total number of unique submissions received by way of objection: 31

8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> • Briefing: 2 August 2021, 16 September 2021, 9 December 2021 <ul style="list-style-type: none"> ○ <u>Panel members</u>: Helen Lochhead (Chair), Susan Budd, Heather Warton ○ <u>Council assessment staff</u>: Stephen Arnold, Aidan Harrington ○ <u>DPIE</u>: Leanne Harris, Carolyn Hunt, Holly McCann • Site inspection: Panel members visited the site individually on different days due to Covid-19 precautions. • Final briefing to discuss council's recommendation: 7 June 2022 <ul style="list-style-type: none"> ○ <u>Panel members</u>: Helen Lochhead (Chair), Susan Budd, Heather Warton ○ <u>Council assessment staff</u>: George Gouvatsos, Ian Woodward, Kaitlin McCaffrey ○ <u>DPIE</u>: Leanne Harris, Sharon Edwards
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report