

**CITY OF CANTERBURY BANKSTOWN**

**MINUTES OF THE**

**INDEPENDENT HEARING AND ASSESSMENT PANEL MEETING**

**HELD IN THE COUNCIL CHAMBERS  
CAMPSIE CUSTOMER SERVICE CENTRE**

**ON 6 MARCH 2017**

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**PRESENT:** Mr Anthony Hudson (Law) - Chairperson  
Ms Jan Murrell (Planning/Environment)  
Mr Garth Paterson (Urban Design)  
Mr Christopher Wilson (Planning)

**STAFF IN**

**ATTENDANCE:** Ms Chauntelle Mitchell (Administration Officer - IHAP)  
Mr Brad McPherson (Manager Governance, not present for the closed session)  
Mr Ian Woodward (Manager Development, not present for the closed session)  
Mr George Gouvatsos (Coordinator Planning - East, not present for the closed session)  
Mr Bob Steedman (Senior Planner, not present for the closed session)

**THE CHAIRPERSON DECLARED THE MEETING OPEN AT 6.00 PM.**

**INTRODUCTION**

There were no members of the public in attendance at 6.00 p.m. so the Panel went straight into the private session.

**DECLARATIONS OF INTEREST**

The Chairperson asked the Panel if any member needed to declare a pecuniary interest in any of the items on the agenda. There were no declarations of interest.

**DELEGATION**

By Minute No. 205, dated 25 October 2016 the Council delegated to the Independent Hearing and Assessment Panel the Council's power to determine certain development applications, to consider all Planning Proposals and make subsequent recommendations as to whether the matter should proceed to Gateway Determination.

## DECISION

- 1      **26A HARP STREET AND 29 LINEY AVENUE, CLEMTON PARK: APPLICATION TO REZONE 26A HARP STREET FROM ZONE IN2 LIGHT INDUSTRIAL TO ZONE R3 MEDIUM DENSITY RESIDENTIAL; RETAIN EXISTING R3 ZONING OF 29 LINEY AVENUE AND INCREASE FLOOR SPACE RATIO**

On 6 March 2017 the application was withdrawn, so the item was not considered by the Panel.

- 2      **2A WILSON AVENUE, BELMORE: SECTION (1A) MODIFICATION OF LANEWAY AND CONSTRUCTION OF INTERNAL CROSSING, PARKING AND EXTENSION OF PLAYGROUND AREA FOR A CHILDCARE CENTRE**

### **Site Visit**

An inspection of the site was undertaken by the Panel and staff members prior to the public hearing.

### **Public Addresses**

There was no public address for this item.

### **Panel Assessment**

The Panel agrees with the recommendation for approval of the modification application, subject to the following changes to conditions:

- a) the inclusion of three new trees, two in the rear and one at the front;
- b) provision of a suitable vehicular barrier along the edge of the splay;
- c) subdivision of the splay corner, prior to the issue of any occupation certificate;
- d) issuing the 138 Roads Act approval for the works in Wilson Avenue on the road reserve prior to the issue of the occupation certificate;
- e) deletion of advisory conditions 5, 6 and 7;
- f) a new plan showing the existing building envelope and internal layout and uses of the building; and
- g) a new Landscape plan.

In addition the Panel recommends that the Traffic Committee investigate the possibility of two drop off spaces in Wilson Avenue, and where feasible implement any changes prior to the issue of the occupation certificate.

### **IHAP Determination**

THAT

- A. The Development Application DA-8175/1995/A be **APPROVED** in accordance with the Council staff report recommendation, subject to the following changes to the recommended conditions:
  1. Amend recommendation 1, as follows:
    - a) In the third row of the table, replace the words "13.9.2016" with the words "27.01.2017";
    - b) In the fourth row of the table, replace the words "13.9.2016" with the words "15.02.2017";

c) Insert a new 5th row to the table as follows:

Building envelope and internal layout and uses plan	Canterbury-Bankstown Council	(insert date after plan prepared)	
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2. Insert new condition 1A as follows:

“1A Prior to the issue of the Construction Certificate (for the March 2017 modification) a Landscaping Plan is to be submitted to the certifying authority which is to include:

- a) the retention of the street tree in Wilson Avenue;
- b) a new tree in the north east corner (front yard) of the property;
- c) provision of two new trees (one evergreen and one deciduous) in the rear of the property – one in the south east corner and one adjacent and south of the astroturf area;
- d) the species of the trees which are suitable for a childcare centre, and with minimum container sizes of 200 litres.
- e) the provision of a suitable vehicular barrier on the new splayed road reserve adjacent to the new fencing.”

3. Amend recommendation 4 to read as follows:

“Delete condition 17.”

4. Delete recommended advisory items 5, 6 and 7.

5. Insert new condition 19 as follows:

“19. Prior to the issue of the occupation certificate, a Section 138 Roads Act approval is to be obtained for the works on the road reserve in Wilson Avenue.”

6. Insert new condition 20 as follows:

“20. Prior to the issue of the occupation certificate, the splay section of the site is to be subdivided and dedicated as road reserve.”

B. The Panel recommends that the Traffic Committee investigate the possibility of two drop off spaces in Wilson Avenue, and where feasible implement any changes prior to the issue of the occupation certificate.

C. Prior to issuing the notice of determination the Council is to prepare the “Building envelope and internal layout and uses plan” required for condition 1 referred to in A1 (c) above.

**Vote: 4 – 0 in favour**

The meeting closed at 6.35 p.m.