

CITY OF CANTERBURY BANKSTOWN

MINUTES ELECTRONIC DETERMINATION OF THE

CANTERBURY BANKSTOWN LOCAL PLANNING PANEL MEETING

DEFERRED from 2 AUGUST 2021

PANEL MEMBERS

Mr Anthony Hudson - Chairperson
Mr David Epstein - Expert Member
Mr Luke Foley – Expert Member
Mr Karl Saleh - Community Representative Roselands

STAFF

Ms Maryann Haylock (Local Planning Panel Administration Officer)
Mr Ian Woodward (Manager Development, not present for the closed session)
Mr Bob Steedman (Team Leader Planning East, not present for the closed session)
Mr Warren Terry (Senior Town Planner, not present for the closed session)

INTRODUCTION

The Chairperson noted that the Panel needed to finalise a development application which was deferred by the Panel at its meeting on 2 August 2021. The Panel had resolved to defer the application and determine electronically by circulation of documents on the basis of the additional plans and documents submitted by the Applicant and the assessment report prepared by the Council officers.

CBLPP Determination

DECISION

- 1 DA-783/2020 6-8 KENT STREET, BELMORE: DEMOLITION OF EXISTING BUILDINGS AND CONSTRUCTION OF A FIVE STOREY SHOP TOP HOUSING DEVELOPMENT COMPRISING OF 22 APARTMENTS, ONE COMMERCIAL PREMISE ON THE GROUND FLOOR AND TWO LEVELS OF BASEMENT PARKING.**

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 in respect to this item at the 2 August 2021 meeting.

Panel Assessment

Karl Saleh was the Community Panel Member present for the deliberation and voting for this matter.

CBLPP Determination

THAT Development Application DA-783/2020 Kent Street, Belmore Demolition of existing buildings and construction of a five storey shop top housing development comprising of 22 apartments, one commercial premise on the ground floor and two levels of basement parking be **APPROVED** in accordance with the Council staff report (13 December 2021) recommendation, subject to the following amendments to the recommended conditions:

- (a) Delete Conditions 6 and 8.
- (b) Amend condition 48 to read: A Construction Traffic Management Plan (CTMP) shall be required to be submitted to Council prior to the issue of a Construction Certificate on site, for both demolition and construction phases of the development / project. Approval of the plan by Council is required to be obtained prior to the issue of a Construction Certificate on site (it is recommended to submit the plan in advance of the Construction Certificate process).
- (c) Add new condition 129 (following renumbering as a result of condition (a) as follows
Any Strata subdivision is to require the owners corporation to own the common open space areas and to maintain including the landscaping of these areas.

Vote: 4 – 0 in favour

DATED 20 December 2021.