

IHAP Review 2012-2013 Summary

		2012-2013	
1.	Number of matters considered by IHAP (for breakdown in Ward see tables in Summary pages *)	50	44 new matters; 6 deferred matters being considered for the 2nd time
2.	Total estimated cost of construction	\$190,297,245	
3.	Number of matters supported by IHAP to CDC without change to officer's recommendation	5	44
4.	Number of matters supported by IHAP to CDC but with amendments to officer's recommendation	37	
5.	Number of matters referred to CDC contrary to officer's recommendation	1	
6.	Number of matters deferred by IHAP that went straight to CDC	1	
7.	Number of IHAP recommendations adopted by CDC without change	37	44
8.	Number of IHAP recommendations adopted by CDC with amendments	1	
9.	Number of CDC decisions contrary to IHAP recommendations	4	
10.	Number of CDC decisions contrary to DCP and IHAP recommendations	2	
11.	Number of matters deferred by IHAP	7	
	Of these, CDC adopted:		7
	IHAP recommendation	6	
	Part of IHAP recommendation	0	
	Officer's recommendation	1	

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* Number of DAs considered by IHAP listed by Ward 2012-2013

Ward	DAs in 2012-2013	Mixed/ Residential	Business/ Commercial /Industrial	Public Open Space	Estimated Cost
East	25	19	4	2	\$94,623,545
West	5	1	4		\$9,065,158
Central	20	14	3	3	\$86,608,542
	50	34	11	5	\$190,297,245

NSW ICAC EXHIBIT

Date of the Meetings	Description of DA	Director City Planning (DCP's) Recommendation	IHAP Recommendation	City Development Committee (CDC) Determination	Notes	DA & Applicant	Estimated Cost	Ward	Type
IHAP 2.7.12 / CDC 26.7.12									
Anthony Hudson (C), David Rollinson, Stacey Miers, Ian Garrard, Roger Hedstrom									
1. 3A Phillips Avenue, Canterbury	Subdivision of Land	Approved with 6 conditions	Approved with amendments	Approved as per IHAP's recommendation at CDC 26.7.12		162/2012, CCC	\$0	Central	Public Open Space
2. 10 Macdonald Street, Lakemba	Demolition and construction of a boarding house	Approved with 66 conditions	Deferred for applicant to prepare amended plans	Approved by CDC on 11.10.12 as per IHAP's recommendation. See IHAP 2.10.12		274/2011, Mrs Silvana Moussallem	\$1,200,000	Central	Residential
3. 18 Osroy Avenue, Earlwood	Modification to alterations and additions	Approved to modify condition 6 and delete 6.1, 6.2 and 6.3	Approved with amendments	Approved as per IHAP's recommendation at CDC 26.7.12		354/2008/C, CMT Architects Pty Ltd	\$0	East	Residential
4. 22A Bardwell Crescent, Earlwood	Alterations and additions	Approved with 45 conditions	Deferred for applicant to consider to submit amended plans	Approved by CDC on 8.11.12 as per IHAP's recommendation. See IHAP 29.10.12		61/2012, Mr Buddy Jelwan	\$249,700	East	Residential
5. 32 Woodlawn Avenue, Earlwood	Subdivision of Land	Approved with 5 conditions	Approved as per DCP's recommendation	Approved as per IHAP's recommendation at CDC 26.7.12		180/2012, CCC	\$0	East	Residential
IHAP 30.7.12 / CDC 9.8.12									
Anthony Hudson (C), David Rollinson, Stacey Miers, Jeffery Bye, Noni Ruke									
1. 60 Charlotte Street, Campsie (Lot 21 - Stage 2)	Construction of three residential buildings with basement car parking and associated Strata subdivision	Approved with 64 conditions	Approved with amendments	Approved as per IHAP's recommendation		626/2011, Australand Property Group	\$16,000,000	Central	Residential
2. 13-15 Anglo Road, Campsie	Demolition and construction of a mixed retail/residential development with basement carparking	Approved with 121 conditions	Deferred to enable the applicant to provide further information	Approved by CDC on 11.10.12 as per IHAP's recommendation. See IHAP 3.9.12		622/2011, D-Studio Architects Pty Ltd	\$8,000,000	Central	Residential
3. 25-33 Homer Street, Earlwood	Modification to residential development including creation of additional unit and height of building	Approved to modify condition 7, 24 and insert 25(a)	Approved with amendments	Approved as per DCP's recommendation	Amendments not warranted	1129/2001/B, Nocdys Projects	\$0	East	Residential
4. 14 Broadway, Punchbowl	Construction of two storey boarding house with basement carparking	Approved with 69 conditions	Approved with amendments	Approved as per IHAP's recommendation		386/2011, Oria Holdings Pty Ltd	\$1,183,497	West	Residential
IHAP 31.7.12 / CDC 9.8.12									
Michael McMahon (C), Lloyd Graham, Chloe Mason, Roger Hedstrom									
1. 4 Edgar Crescent, Belfield	Demolition of garage, construction of detached second dwelling to create dual occupancy and associated Torrens Title subdivision	Approved with 59 conditions	Approved with amendments	Approved as per IHAP's recommendation		271/4D, Mr Daniel Dojas	\$2,288,500	Central	Residential
2. 237-239 Canterbury Road, Canterbury	Construction of two residential buildings with ground floor car parking and associated Strata subdivision	Approved with 107 conditions	Deferred but referred to CDC	Approved as per DCP's recommendation	No IHAP recommendation available	691/2010, Architecture & Building Works	\$5,765,293	Central	Residential
3. 100A-100B Northcote Street, Canterbury	Demolition and construction of an affordable in-fill housing development with basement car parking	Approved with 70 conditions	Approved with amendments	Approved as per IHAP's recommendation		529/2011, ANZ Properties	\$50,050,000	East	Residential
IHAP 3.9.12 / CDC 11.10.12									
Michael McMahon (C), Lloyd Graham, Stacey Miers, Jeffery Bye, Roger Hedstrom									
1. 13-15 Anglo Road, Campsie	Demolition and construction of a mixed retail/residential development with basement carparking	Approved with 121 conditions	Approved with amendments	Approved as per IHAP's recommendation		622/2011, D-Studio Architects Pty Ltd	\$8,000,000	Central	Residential
2. 44-50 Sixth Avenue & 67-75 Fifth Avenue, Campsie	Consolidation of allotments, demolition of structures and construction of a hostel, recreation hall, child care centre and ancillary administration space with basement car parking	Approved with 136 conditions	Approved with amendments	Approved as per IHAP's recommendation		605/2011, Chinese Australian Services Society (CASS)	\$16,111,000	Central	Residential
IHAP 2.10.12 / CDC 11.10.12 Meeting 1									
Anthony Hudson (C), David Rollinson, Stacey Miers, Ian Garrard, Roger Hedstrom									
1. 269 Canterbury Road, Canterbury	Continued use of premises as a brothel in conjunction with the existing approved use for Chinese therapeutic massage	Approved with 41 conditions	Approved with amendments	Refused for 5 grounds	1. It does not comply with the objectives of DCP 23 that brothels be: (a) discrete, sensitively located and not prominent in the community, and, (b) are located at a reasonable distance from where people live and other sensitive land uses. 2. It does not comply with the numerical standards of DCP 23, Section 4, that: (a) A brothel should not be located within 200 metres walking distance of any place of worship, bus stop or any place regularly frequented by children for recreational and cultural pursuits. (b) A brothel must not be located adjoining or within 100 metres of any residentially zoned site. 3. It does not comply with the requirements of Section 5 of DCP 23 that a brothel should not result in patrons parking in residential streets. 4. The proposal will have a negative impact on the amenity of residents in the neighbourhood. 5. For the above reasons it is not in the public interest.	220/2012, Ms Lan Wang	\$0	Central	Business
2. 4 Broughton Street, Canterbury	Demolition of warehouse and construction of six storey residential flat building containing 47 apartments with basement car parking	Approved with 109 conditions	Approved with amendments	Approved as per IHAP's recommendation		12/2012, Heaven Meets Earth Pty Ltd	\$9,552,000	East	Residential
3. 8 Broughton Street, Canterbury	Demolition of structures and construction of residential flat building containing 42 dwellings and two levels of basement car parking	Approved with 97 conditions	Approved with amendments	Approved as per IHAP's recommendation		627/2011, Mecone Pty Ltd	\$9,000,000	East	Residential
4. 119 Permanent Avenue, Earlwood	Internal alterations and conversion of ground floor of two storey dwelling for use as a boarding house	Approved with 40 conditions	Approved with amendments	Deferred to CDC on 8.11.12. Refused at CDC on 8.11.12.	Refused as it is prohibited in the existing 2A zone contained in the CPSO.	117/2012, Mrs Faying Weng	\$7,500	East	Business
5. 23 Woodlawn Avenue, Earlwood	Construction of a pergola over an existing first floor balcony	Approved with 20 conditions	Approved with amendments	Approved as per IHAP's recommendation		286/2012, Mrs D Tepic	\$5,000	East	Residential
6. 313A Homer Street, Earlwood	Construction of five storey mixed use development comprising basement level and ground level car parks, two ground floor commercial tenancies and 15 residential units	Approved with 105 conditions	Refused with 11 grounds	Approved as per DCP's recommendation	CDC supported DCP's recommendation.	461/2011, Mackenzie Architects Pty Ltd	\$3,840,000	East	Residential

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IHAP 2.10.12 / CDC 11.10.12 Meeting 2										
Michael McMahon (C), Lloyd Graham, Jeffery Bye, Noni Ruker										
1.	10 Macdonald Street, Lakemba	Demolition and construction of a boarding house with basement car parking	Approved with 66 conditions	Approved with amendments	Approved as per IHAP's recommendation		274/2011, Mrs Silvana Moussalem	\$1,210,000	Central	Residential
2.	59 Evaline Street, Campsie	Alterations and two storey addition to the commercial building	Approved with 46 conditions	Approved with amendments	Approved as per IHAP's recommendation		524/2011, Stimson Consultant Services Pty Ltd	\$650,000	Central	Business
3.	165-171 Milton Street, Ashbury	Modification of consent for permanent use of a temporary call centre within a tyre washhouse	Approved to modify condition 6	Approved as per DCP's recommendation	Approved as per IHAP's recommendation		170/2007/D, Tyres4U	\$0	East	Business
4.	93-97 Bonds Road, Punchbowl	Demolition, construction and Strata subdivision of 20 industrial units	Approved with 69 conditions	Approved with amendments	Approved as per IHAP's recommendation		11/2011, Mr Frank Giunta	\$4,400,000	West	Business
5.	16-20 St Albans Road, Kingsgrove	Alterations, additions and reconstruction of northern portion of industrial/warehouse building	Approved with 43 conditions	Approved with amendments	Approved as per IHAP's recommendation		46/2012, Clempton Holdings Pty Ltd	\$3,120,000	West	Business
6.	82 Belmore Road, Riverwood	Fitout and change of use of industrial building for vehicle body repair workshop	Approved with 70 conditions	Approved with amendments	Approved as per IHAP's recommendation		169/2012, Caverstock Group Pty Ltd	\$261,661	West	Business
IHAP 29.10.12 / CDC 8.11.12										
Anthony Hudson (C), Lloyd Graham, Stacey Miers, Jeffery Bye, Roger Hedstror										
1.	22A Bardwell Crescent, Earlwood	Alterations and first floor addition to existing dwelling as part of dual occupancy development	Approved with 51 conditions	Approved with amendments	Approved as per IHAP's recommendation		61/2012, Mr Buddy Jelwan	\$275,000	East	Residential
2.	67A Second Street, Ashbury	Subdivision of drainage easement into two allotments	Approved with 8 conditions	Approved as per DCP's recommendation	Approved as per IHAP's recommendation		274/2012, CCC	\$0	East	Residential
3.	878-882 Canterbury Road, Lakemba	Use as storage and sale of tiles, building and landscaping materials, and associated landscaping, carparking and paving works	Approved with 75 conditions	Approved with amendments	Approved as per IHAP's recommendation		50/2011, Hussein Taleb Rachid	\$100,000	West	Business
IHAP 26.11.12 / CDC 6.12.12 Meeting 1										
Lloyd Graham (C), Chloe Mason, Ian Garrard, Roger Hedstror										
1.	1D Leylands Parade, Belmore	Installation of modular grandstand and retractable players tunnel associated with the use of Peter Moore Fields for football competition	Approved with 36 conditions	Deferred for further information	Approved by CDC on 14.2.13 as per IHAP's recommendation. See IHAP 4.2.13 Meeting 1		404/2012, CCC	\$57,000	Central	Public Open Space
2.	11 Rome Street, Canterbury	Demolition and construction of an affordable in-fill housing development with basement car parking	Approved with 76 conditions	Approved with amendments	Approved as per IHAP's recommendation		343/2012, Architecture and Building Works	\$1,629,749	Central	Residential
3.	4 Charles Street, Canterbury	Demolition of structures, construction of mixed use development containing residential apartments, commercial tenancies, basement car parking and associated landscaping	Approved with 94 conditions	Approved with amendments	Approved as per IHAP's recommendation		21/2012, Chanine Design Pty Ltd	\$8,415,000	East	Residential
IHAP 26.11.12 / CDC 6.12.12 Meeting 2										
Michael McMahon (C), David Rollinson, Stacey Miers, Noni Ruker										
1.	12-14 Smith Avenue, Hurlstone Park	Alteration and addition to provide staff room, parent consultation area and storage room at child care centre	Approved with 31 conditions	Approved as per DCP's recommendation	Approved as per IHAP's recommendation		405/2012, ES Engineering and Design	\$50,000	East	Business
2.	23A River Street, Earlwood	Installation of satellite dish to rear of two storey dwelling	Approved with 20 conditions	Deferred for relocation of satellite dish	Approved by CDC on 14.2.13 as per IHAP's recommendation. See IHAP 4.2.13 Meeting 2		136/2012, Mr F Hazzouri	\$1,000	East	Residential
3.	20-22 Anglo Road, Campsie	Alterations and additions including reconfiguration of ground floor commercial level of three storey mixed use development to create five storey mixed use development and associated Strata subdivision	Approved with 91 conditions	Deferred for amended plans	Approved by CDC on 14.2.13 as per IHAP's recommendation. See IHAP 4.2.13 Meeting 2		8/2012, Austwei Developing Pty Ltd	\$2,439,115	East	Residential
IHAP 4.2.13 / CDC 14.2.13 Meeting 1										
Anthony Hudson (C), Lloyd Graham, Stacey Miers, Ian Garrard, Roger Hedstror										
1.	1D Leylands Parade, Belmore	Installation of modular grandstand seating and retractable players tunnel associated with the use of Peter Moore Fields for football competitions	Approved with 37 conditions	Approved with amendments	Approved as per IHAP's recommendation plus Part B inserted	Part B 1. Council to arrange adequate presence of rangers to ensure parking compliance is enforced in the surrounding streets on the days when events are held. 2. A report with recommendations to be prepared concerning blocking access on event days to the section of Tudor Street next to the field by barricades or other appropriate methods. 3. The establishment of a no standing zone to be established between number 1 and number 3 Tudor Street to be endorsed in principle with the matter referred to the Traffic Committee. 4. That a report be presented to Council concerning the number of parking infringement notices issued at the most recent match. 5. That a report be prepared for the February meeting on whether or not Council has the power to tow-away cars that are illegally parked across driveways.	404/2012, City of Canterbury	\$57,000	Central	Public Open Space
2.	48 Etela Street, Belmore	Demolition and construction of six townhouses with basement car parking, front fence and Strata subdivision	Approved with 70 conditions	Approved with amendments	Approved as per IHAP's recommendation.		366/2012, Silvana Moussalem	\$1,410,000	Central	Residential
3.	41 Cleary Avenue, Belmore	Review of determination of development application for alterations, additions and conversion of an existing dwelling to a childcare centre	Approved with 54 conditions	Approved with amendments	Approved as per IHAP's recommendation.		RE-22/2012, Mr L M Joukador	\$270,000	Central	Residential

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IHAP 4.2.13 / CDC 14.2.13 Meeting 2									
Michael McMahon (C), David Rollinson, Chloe Mason, Jeffery Bye, Noni Ruke									
1. 13-15 Anglo Road, Campsie	Modification to delete of conditions 6(A) and 6(D) relating to internal configuration and solar access for units	Approved to delete 6(a) and 6(d)	Approved as per DCP's recommendation	Approved as per IHAP's recommendation.		622/2011/A, D-Studio Architects Pty Ltd	\$8,000,000	Central	Residential
2. 20-22 Anglo Road, Campsie	Alterations and additions including reconfiguration of ground floor commercial level of three storey mixed use development to create five storey mixed use development and associated Strata subdivision	Approved with 91 conditions	Approved with amendments	Approved as per IHAP's recommendation.		8/2012, Austwei Developing Pty Ltd	\$2,439,115	East	Residential
3. 23A River Street, Earlwood	Installation of satellite dish to rear of two storey dwelling	Approved with 20 conditions	Approved with amendments	Approved as per IHAP's recommendation.		136/2012, Mr F Hazzouri	\$1,000	East	Residential
4. 7 Harmony Street and 36A Cheviot Street, Ashbury	Subdivision of two drainage reserves into fourteen lots	Approved with 9 conditions	Approved with amendments	Approved as per IHAP's recommendation.		422/2012, City of Canterbury	\$0	East	Residential
IHAP 25.2.13 Cancelled									
IHAP 25.3.13 / CDC 4.4.13									
Anthony Hudson (C), Lloyd Graham, Stacey Miers, Roger Hedstror									
1. 2-18 Wardell Road, Earlwood	Construction of awning attached to northern side of existing amenities building within Beaman Park	Approved with 27 conditions	Approved with amendments	Approved as per IHAP's recommendation.		8/2013, Earlwood Wanderers	\$20,000	East	Public Open Space
IHAP 29.4.13 / CDC 9.5.13									
Anthony Hudson (C), Lloyd Graham, Stacey Miers, Jeffery Bye, Roger Hedstror									
1. 8 Broughton Street, Canterbury	Modification to amend layout and design of approved residential flat building development containing 42 apartments and basement car parking	Amend to modify conditions 5, 53, 71 and 76	Approved with minor amendments to wording of condition 5 to reflect the latest submission of plans	Approved as per IHAP's recommendation		627/2011/A, Mecone Pty Ltd	\$0	East	Residential
2. 208 Canterbury Road, Canterbury	Completion of building works for large rear terrace area at the Canterbury Hotel	Approved with 35 conditions	Approved with amendments	Approved as per IHAP's recommendation		57/2013, Chris Thomas - Thomas Hotels	\$75,200	East	Commercial
3. 3A Phillips Avenue, Canterbury	Modification to delete condition of development consent for subdivision which relates to the protection of trees in Lot 1	Modify to delete condition 4	Approved with amendments	Approved as per DCP's recommendation	CDC supported DCP's recommendation	162/2012/A, City of Canterbury	\$0	East	Public Open Space
IHAP 3.6.13 / 13.6.13									
Anthony Hudson (C), Lloyd Graham, Stacey Miers, Jeffery Bye, Roger Hedstror									
1. 502-518 Canterbury Road, Campsie	Demolition, construction of mixed use development and associated basement car parking	Approved with 92 conditions	Approved with additional conditions	Approved as per IHAP's recommendation		311/2012, Fernside Developments Pty Ltd	\$15,050,000	Central	Residential
2. 8 and 9 Redman Parade, Belmore	Construction of in-fill affordable rental housing development containing villa homes and townhouses	Approved with 55 conditions	Approved with amendments	Approved as per IHAP's recommendation		149/2012, Andrew & Leane Toia and Mrs Ibtihaj Callil	\$910,000	Central	Residential
3. 8 Waverley Street, Belmore	Change of use to transitional group home with ancillary community facility to provide independent living training for people with a disability	Approved with 39 conditions	Approved with amendments	Approved as per IHAP's recommendation		79/2013, Family Resource and Network Support Inc (FRANS)	\$0	Central	Commercial
4. 231-235 Canterbury Road, Canterbury	Construction of multiple unit development across two buildings	Approved with 102 conditions	Approved with amendments	Approved as per IHAP's recommendation except Panel's recommendation 4.	The Council is of the view that the construction of Clunes Lane is the Council's responsibility and the applicant has little influence over its construction. Linking the construction of the lane with the issue of the occupation certificate may therefore unfairly penalise the applicant.	519/2012, Urbanlink Architecture	\$8,203,915	East	Residential
Total Estimated Cost for 2012/2013							\$190,297,245		

D-6-9

Enquiries: Brad McPherson
Direct Phone: 9789 9398
Direct Fax: 9789 1542

Mr Sam Haddad FVIPA MAICD
Director General
Department of Planning and Infrastructure
GPO Box 39
SYDNEY NSW 2201

Dear Mr Haddad

Subject Canterbury IHAP Report 2012/2013

The Environmental Planning and Assessment Regulation 2000 requires that we provide an annual report to the Department of Planning and Infrastructure with regard to our Independent Hearing and Assessment Panel (IHAP). This is set out in section 268X of the Regulation which is reproduced below.

Environmental Planning and Assessment Regulation 2000

268X Information to be provided by councils about independent hearing and assessment panels

A council must provide an annual report to the Director General as to the following:

- (a) the number of independent hearing and assessment panels appointed by the council in the preceding year,*
- (b) the matters referred to the panels in the preceding year,*
- (c) the persons appointed to the panels,*
- (d) decisions made by the council relating to matters referred to the panels, including the reasons for any decision not in accordance with an assessment by a panel,*
- (e) any other matters relating to the exercise of functions by panels as directed by the Director-General.*

Our report for the 2012/2013 year of IHAP operations follows:

- (a) Number of independent hearing and assessment panels appointed by the council in the preceding year*

The City of Canterbury IHAP convened 14 times in the 2012/2013 year and considered 50 matters. 44 of these were new matters and six were matters that had been deferred and were being considered for the second time.

- (b) Matters referred to the panels in the preceding year*

The attached spreadsheet lists the matters that were referred to the IHAP in the 2012/2013 period.

(c) *Persons appointed to the panels*

The attached spreadsheet lists the panel members who participated at each session. Our complete list of panel members and their professions is as follows:

Anthony Hudson (Law)
Michael McMahon (Law substitute)
Lloyd Graham (Town Planning)
David Rollinson (Town Planning substitute)
Jeffery Bye (Environmental Science)
Ian Garrard (Environmental Science substitute)
Stacey Miers (Social Science)
Chloe Mason (Social Science substitute)
Roger Hedstrom (Urban Design/ Architecture)
Noni Ruker (Urban Design / Architecture substitute)

(d) *Decisions made by the council relating to matters referred to the panels, including the reasons for any decision not in accordance with an assessment by a panel*

During 2012/2013 there were a total of 50 matters considered by the IHAP and 44 were referred to the City Development Committee.

- Seven matters were deferred for further information. Of those six matters were further considered by the IHAP and determined in accordance with the IHAP's recommendation at the City Development Committee.
- One deferred matter was referred directly to the City Development Committee without being further considered by the IHAP. It was determined in accordance with the Director City Planning's recommendation.

Of the 44 matters referred to the City Development Committee:

- 37 decisions of the City Development Committee were in accordance with the IHAP recommendation.
- One matter was determined partly in accordance with the IHAP recommendation.
- Four decisions were made based on the recommendation of the Director City Planning as the amendments to the conditions recommended by the IHAP were considered to be unwarranted.
- Two decisions were contrary to both IHAP and the Director City Planning's recommendation.

Of the 37 decisions made by the City Development Committee based on the IHAP recommendation, one included amendments to the recommendation. These amendments are shown in the attached spreadsheet. Of the decisions made on the recommendation of the Director City Planning, there were no amendments to the Director's recommendation.

(e) *Any other matters relating to the exercise of functions by panels as directed by the Director-General*

There were no matters relating to the exercise of the functions by the Independent Hearing and Assessment Panel as directed by the Director General.

We established the IHAP to assist in improving the performance of the development assessment function. It is our view that the consideration of relevant development applications by our IHAP has lead to better development outcomes, and greater levels of satisfaction for applicants, objectors and other interested parties.

If you require additional information, please contact our Group Manager Governance, Brad McPherson, on 9789 9398.

Yours sincerely

Jim Montague PSM
GENERAL MANAGER

12 September 2013

NSW ICAC EXHIBIT

Date of Meeting	Description of DA	Director City Planning (DCP's) Recommendation	IHAP Recommendation	City Development Committee (CDC) Determination	Notes	DA/Applicant	Estimated Cost	Ward	Type
IHAP 1.7.13 / CDC 11.7.13									
Michael McMahon (C), Lloyd Graham, Stacey Miers, Jeffery Bye, Roger Hedstrom									
38-40 Clyde Street, Croydon Park	Demolition and construction of affordable in-fill housing development with basement car parking	Approved with 77 conditions	Approved with additional conditions	Deferred to CDC on 8.8.13. CDC on 8.8.13 approved as per IHAP's recommendation		59/2012, J Kizana	\$1,645,220	East	Residential
50 Hocking Avenue, Earlwood	Construction of detached dual occupancy development	Approved with 62 conditions	Approved with amendments and additional condition	Deferred to the Council meeting 25.7.13 to allow for an on-site inspection. Council on 25.7.13 deferred the matter to CDC on 8.8.13. Approved as per IHAP's recommendation, except point 1 and 3. In addition amendment to Condition 5 to reflect updated plan details and amendment of Condition 5.4	Point 1 & 2 of the IHAP's recommendation were not adopted as new plans were submitted by the applicant which addressed the issues raised with regard to privacy and setbacks and were adopted by the City Development Committee.	538/2012, S Maroun	\$800,000	East	Residential
2A Hillcrest Street, Wiley Park	Alterations and additions to convert dwelling for use as boarding house	Approved with 72 conditions	Approved with amendments and additional conditions	Approved as per IHAP's recommendation		64/2013, Design and Building Group	\$250,000	West	Residential
IHAP 29.7.13 / CDC 8.8.13									
Stacey Miers (C), Michael McMahon, Lloyd Graham, Ian Garrard, Rodger Hedstrom									
60 Garnet Street, Hurlstone Park	Alterations and additions to heritage listed dwelling	Approved with 31 conditions	Approved with additional conditions	Approved as per IHAP's recommendation		20/2013, Evolving Design and Drafting	\$225,000	East	Residential
IHAP 2.9.13 / CDC 12.9.13									
Anthony Hudson (C), Lloyd Graham, Stacey Miers, Jeffery Bye, Roger Hedstrom									
59 Quigg Street, Lakemba	Demolition of existing structures including removal of underground fuel tank	Approved with 28 conditions	Approved with amendments	Approved as per IHAP's recommendation		240/2013, City of Canterbury	\$37,070	Central	Business
101-103 Haldon Street, Lakemba	Demolition of existing buildings and construction of mixed use development, comprising basement car parking, retail and commercial tenancies and residential apartments	Approved with 87 conditions	Approved with amendments	Approved as per IHAP's recommendation		535/2012, V M Nguyen	\$2,745,338	West	Mixed
IHAP 4.11.13 / CDC 14.11.13									
Anthony Hudson (C), Lloyd Graham, Stacey Miers, Jeffery Bye, Noni Ruker									
3 Shelley Street, Campsie	Internal alterations to dwelling for use as place of worship and residence	Approved with 59 conditions	Approved with amendments	Approved as per IHAP's recommendation		27/2013, Chinese Buddhist Association of NSW Inc.	\$85,000	Central	PoW
6 Broughton Street, Canterbury	Demolition and construction of six storey residential building with basement car park	Approved with 93 conditions, as a Deferred Commencement with conditions A, A1 and B	Approved with additional conditions	Approved as per IHAP's recommendation		165/2012, CMT Architects	\$5,700,000	East	Residential
610-618 New Canterbury Road, Hurlstone Park	Demolition, construction of mixed use development with basement car park and strata title subdivision	Approved with 93 conditions	Deferred for applicant to submit amended plans to address design issues raised by Panel. See IHAP 25.11.13 (1)			533/2012, Innerwest 888 Pty Ltd	\$10,000,000	East	Mixed
133-137 Brighton Avenue, Campsie	Demolition, consolidation of lots, construction of multi-unit residential development with basement car park and strata subdivision	Approved with 70 conditions	Approved with amendments and additional condition	Approved as per IHAP's recommendation		78/2013, Teda Group	\$2,267,500	Central	Residential
IHAP 25.11.13 (1) / CDC 5.12.13									
Anthony Hudson (C), David Rollinson, Stacey Miers, Ian Garrard, Noni Ruker									
773-777 Canterbury Road, Belmore	Demolition of structures and construction of service station	Approved with 68 conditions	Approved with amendments and additional conditions	Approved as per IHAP's recommendation		158/2012, Architecture and Building Works	\$700,000	Central	Business
610-618 New Canterbury Road, Hurlstone Park	Demolition, construction of mixed use development with basement car park and strata title subdivision	Approved with 93 conditions	Approved with amendments	Approved as per IHAP's recommendation		533/2012, Innerwest 888 Pty Ltd	Refer to IHAP 4.11.2013	East	Mixed
25-33 Matthews Street, Punchbowl	Modification regarding amount of off-street parking provided at approved place of worship and school	Modify to amend conditions 4, 5, and 7	Approved as per DCP's recommendation	Approved as per IHAP's recommendation		334/2008A, Australian Islamic Mission Inc.	\$0	West	PoW
IHAP 25.11.13 (2) / CDC 5.12.13									
Michael McMahon (C), Lloyd Graham, Chloe Mason, Jeffery Bye, Roger Hedstrom									
55-57 Viccliffe Avenue, Campsie	Construction of affordable housing residential building with basement parking	Approved with 73 conditions	Approved with amendments and additional conditions	Approved as per IHAP's recommendation		127/2013, Ghossein Pty Ltd	\$23,000,000	Central	Residential
230 Georges River Road, Croydon Park	Demolition of structures and construction of mixed retail/residential development with basement parking	Approved with 85 conditions	Approved with amendments and additional condition	Approved as per IHAP's recommendation		518/2012, Sgammotta Architects	\$2,379,179	East	Mixed
118-120 Hannans Road, Narwee	Demolition of dwelling, removal of trees, construction of affordable housing residential building with units at front and townhouses at rear of site	The application be referred to Joint Regional Planning Panel for determination	Concurrence with DCP's recommendation	Concurrence with IHAP's recommendation		242/2013, Land and Housing Corporation	\$3,695,600	West	Residential
IHAP 03.02.14 / CDC 13.02.14									
Anthony Hudson (C), Lloyd Graham, Stacey Miers, Jeffery Bye, Roger Hedstrom									
110-112 Beamish Street, Campsie	Demolition and construction of boarding house development with ground floor parking and shop	Approved with 75 conditions	Approved with amendments and additional conditions	Approved as per IHAP's recommendation		154/2013, Urban Link Pty Ltd	\$2,400,000	Central	Mixed
4 Waverley Street and part of 17 Palmer Street, Belmore	Demolition of outbuildings, alterations and additions to existing dwelling and construction of two storey dwelling to form a detached dual occupancy with associated Torrens title subdivision, and front fence	Approved with 54 conditions	Approved as a Deferred Commencement consent with amendments and additional conditions	Approved as per IHAP's recommendation		496/2013, Technik Haus, Sonner Geren	\$450,000	Central	Residential
529 Burwood Road, Belmore	Demolition and construction of mixed commercial and residential development with basement parking	Approved with 92 conditions	Deferred for applicant to submit amended plans to address design issues raised by Panel. See IHAP 24.03.14 (1)			246/2013, Andros and Company Pty Ltd	\$8,192,870	West	Mixed
188 Lakemba Street, Lakemba	Demolition and construction of five storey mixed commercial and residential development with basement parking	Approved with 80 conditions	Approved with amendments	Approved as per IHAP's recommendation		137/2013, Ghazi Al Ali	\$6,976,773	West	Mixed
IHAP 03.03.14 / CDC N/A									
Anthony Hudson (C), Lloyd Graham, Stacey Miers, Jeffery Bye, Roger Hedstrom									

NSW ICAC EXHIBIT

Date of Meeting	Description of DA	Director City Planning (DCP's) Recommendation	IHAP Recommendation	City Development Committee (CDC) Determination	Notes	DA/Applicant	Estimated Cost	Ward	Type
45 South Parade, Campsie	Construction of mixed use development containing commercial tenancies, residential apartments and basement parking	Approved as a Deferred Commencement consent with 92 conditions	Deferred for applicant to submit amended plans to address design issues raised by Panel. See IHAP 24.03.14 (1)			381/2013, Chanine Design Pty Ltd	\$5,377,365	Central	Mixed
IHAP 24.03.14 (1) / CDC 03.04.14 Anthony Hudson (C), Lloyd Graham, Chloe Mason, Ian Garrard, Roger Hedstrom									

NSW ICAC EXHIBIT

IHAP Review 2013-2014 Summary

2013-2014		
1. Number of matters considered by IHAP (for breakdown in Ward see tables in Summary pages *)	44	40 new matters; 4 deferred matters being considered for the 2nd time
2. Total estimated cost of construction	\$149,619,512	
3. Number of matters supported by IHAP to CDC without change to officer's recommendation	2	40
4. Number of matters supported by IHAP to CDC but with amendments to officer's recommendation	37	
5. Number of matters referred to CDC contrary to officer's recommendation	1	
7. Number of IHAP recommendations adopted by CDC without change	34	40
8. Number of IHAP recommendations adopted by CDC with amendments	3	
9. Number of CDC decisions contrary to IHAP recommendations	2	
10. Number of CDC decisions contrary to DCP and IHAP recommendations	1	
11. Number of matters deferred by IHAP	4	4
Of these, CDC adopted:		
IHAP recommendation	3	
Part of IHAP recommendation	1	
Officer's recommendation	0	

NSW ICAC EXHIBIT

* Number of DAs considered by IHAP listed by Ward 2013-2014

Ward	DAs in 2013-2014	Mixed/ Residential	Business/ Commercial /Industrial	Place of Worship	Public Open Space	Estimated Cost of Construction
East	14	13	1	0	0	\$69,407,055
West	9	8	0	1	0	\$44,045,741
Central	17	11	4	2	0	\$36,166,716
Total	40					\$149,619,512

D-6-9

Enquiries: Brad McPherson
Direct Phone: 9789 9398
Direct Fax: 9789 1542

Ms Carolyn McNally
Acting Secretary
Department of Planning and Environment
GPO Box 39
SYDNEY NSW 2201

Dear Ms McNally

Subject Canterbury IHAP Report 2013/2014

The Environmental Planning and Assessment Regulation 2000 requires that we provide an annual report to the Department of Planning and Environment with regard to our Independent Hearing and Assessment Panel (IHAP). This is set out in section 268X of the Regulation which is reproduced below.

Environmental Planning and Assessment Regulation 2000

268X Information to be provided by councils about independent hearing and assessment panels

A council must provide an annual report to the Director General as to the following:

- (a) the number of independent hearing and assessment panels appointed by the council in the preceding year,*
- (b) the matters referred to the panels in the preceding year,*
- (c) the persons appointed to the panels,*
- (d) decisions made by the council relating to matters referred to the panels, including the reasons for any decision not in accordance with an assessment by a panel,*
- (e) any other matters relating to the exercise of functions by panels as directed by the Director-General.*

Our report for the 2013/2014 year of IHAP operations follows:

- (a) Number of independent hearing and assessment panels appointed by the council in the preceding year*

The City of Canterbury IHAP convened 14 times in the 2013/2014 year and considered 44 matters. 40 of these were new matters and four were matters that had been deferred and were being considered for the second time.

- (b) Matters referred to the panels in the preceding year*

The attached spreadsheet lists the matters that were referred to the IHAP in the 2013/2014 period.

(c) *Persons appointed to the panels*

The attached spreadsheet lists the panel members who participated at each session. Our complete list of panel members and their profession is as follows:

Anthony Hudson (Law)
Michael McMahon (Law substitute)
Lloyd Graham (Town Planning)
David Rollinson (Town Planning substitute)
Jeffery Bye (Environmental Science)
Ian Garrard (Environmental Science substitute)
Stacey Miers (Social Science)
Chloe Mason (Social Science substitute)
Roger Hedstrom (Urban Design/Architecture)
Noni Ruker (Urban Design/Architecture substitute)

(d) *Decisions made by the council relating to matters referred to the panels, including the reasons for any decision not in accordance with an assessment by a panel*

During 2013/2014 there were a total of 44 matters considered by the IHAP and 40 were referred to the City Development Committee.

- Four matters were deferred for further information, and subsequently further considered by the IHAP. Of these the City Development Committee determined three matters in accordance with the IHAP's recommendation and one matter partly in accordance with the IHAP recommendation.

Of the 40 matters referred to the City Development Committee:

- 34 decisions of the City Development Committee were in accordance with the IHAP recommendation.
- Three matters were determined partly in accordance with the IHAP recommendation.
- Two decisions were made based on the recommendation of the Director City Planning as the amendments to the conditions recommended by the IHAP were considered to be unwarranted.
- One decision was contrary to both IHAP and the Director City Planning's recommendation.

Of the 37 decisions made by the City Development Committee based on the IHAP recommendation, three included amendments to the recommendation. These amendments are shown in the attached spreadsheet. Of the two decisions made on the recommendation of the Director City Planning, one matter had amendments to the Director's recommendation (as shown in the attached spreadsheet) and one matter had no amendments to the Director's recommendation.

(e) *Any other matters relating to the exercise of functions by panels as directed by the Director-General*

There were no matters relating to the exercise of the functions by the Independent Hearing and Assessment Panel as directed by the Director General.

We established the IHAP to assist in improving the performance of the development assessment function. It is our view that the consideration of relevant development applications by our IHAP has led to better development outcomes, and greater levels of satisfaction for applicants, objectors and other interested parties.

If you require additional information, please contact our Group Manager Governance, Brad McPherson, on 9789 9398.

Yours sincerely

Jim Montague PSM
GENERAL MANAGER

16 July 2014

NSW ICAC EXHIBIT

Date of Meeting	Description of DA	Director City Planning (DCP's) Recommendation	IHAP Recommendation	City Development Committee (CDC) Determination	Notes	DA/Applicant	Estimated Ward Cost	Type
IHAP 04.08.14 / CDC 14.08.14								
Michael McMahon, Lloyd Graham, Stacey Miers, Jeffery Bye, Roger Hedstrom								
26-30 Kent Street, Belmore	Demolition and construction of residential flat building with two levels of basement parking and front fence	Approved with 63 conditions	Approved with additional conditions	Approved as per IHAP's recommendation		DA-471/2013, Urban Link Pty Ltd	\$5,581,389 Central	Residential
108 The Boulevard, Wiley Park	Construction of a seven storey residential flat building including affordable rental housing and basement parking	Approved with 81 conditions	Approved with amendments and additional conditions	Approved as per IHAP's recommendation		DA-210/2013, Architecture and Building Works	\$12,440,938 Central	Residential
6-8 Close Street, Canterbury	Demolition of existing structures and construction of shop top housing development with basement parking	Approved with 81 conditions	Approved with additional conditions	Approved as per IHAP's recommendation		DA-399/2013, Sutherland and Associates Planning	\$9,739,138 East	Mixed
90-94 Riverview Road, Earlwood	Demolition and construction of three storey residential flat building and basement parking	Approved with 85 conditions	Approved with additional conditions	Approved as per IHAP's recommendation, with two amendments (see notes).	CDC 14.08.2014 Approved in accordance with IHAP recommendation, with the following amendments: 1. Deletion of IHAP recommended conditions 5.1 and 5.2 which stated: "5.1 The proposal shall fully comply with the numerical height requirement with no encroachments." "5.2 Reduce the area of the oversized foyers to provide a further indentation from the south, such that the adjacent kitchens are provided with natural light and ventilation and access is maintained to the fire escape stair." - As the Committee believed the officer's recommendation was adequate. 2. Addition of properties to dilapidation condition 22.	DA-436/2013, Theodore Loucas	\$7,463,142 East	Residential
IHAP 01.09.14 / CDC 11.09.14								
Anthony Hudson, Lloyd Graham, Stacey Miers, Jeffery Bye, Roger Hedstrom								
172 Burwood Road, Belmore	Alterations and additions to existing place of worship	Approved with 50 conditions	Deferred for applicant to provide additional information raised by Panel. See IHAP 02.02.15	Deferred by IHAP, refer to IHAP 2.2.2015		DA-220/2014, ZTA	\$153,000 Central	Place of Worship
337 and 339 Beamish Street, Campsie	Demolition and construction of mixed use development with basement parking and strata subdivision	Approved with 81 conditions	Approved with amendments and additional conditions	Approved as per IHAP's recommendation		DA-528/2013, A Broader Spectrum Pty Ltd	\$5,728,779 Central	Mixed
335-337 Burwood Road, Belmore	Demolition and construction of mixed use development comprising commercial suites and residential units with basement parking	Approved with 60 conditions	Approved with amendments and additional conditions	Approved as per IHAP's recommendation		DA-152/2014, Chanine Design Pty Ltd	\$3,928,915 Central	Mixed
101-103 Haldon Street, Lakemba	Demolition and construction of five storey, mixed use development with residential units including basement parking	Approved with 71 conditions	Approved with amendments	Approved as per IHAP's recommendation		DA-584/2013, VM & KTP Holdings Pty Ltd	\$2,451,800 Central	Mixed
396-398 Canterbury Road, Canterbury	Demolition and construction of mixed use development comprising residential apartments, commercial tenancies and basement level parking	Approved as a deferred commencement with 79 conditions	Approved with additional conditions	CDC 11.09.2014 - Deferred for consideration at a future CDC committee to enable the applicant to explore alternate vehicular access options for the site. CDC 13.11.2014 - Deferred to Council meeting 27 November 2014. Council 27.11.2014 - Deferred to Council 11 December 2014. Council 11.12.2014 - Deferred to CDC 12 February 2015 to allow for a meeting between Council and applicants for this and neighbouring property under development, to resolve lane access issue. CDC 12.02.2015 - Deferred to CDC meeting 12 March 2015 to allow for meeting with owner of adjoining property to resolve lane access issue. CDC 12.03.2015 - Was not considered. CDC 9.04.2015 - Deferred to Council 23 April 2015 to allow for further discussion with the applicant and adjoining owner. Council 23.04.15 - Approved as per IHAP's recommendation.		DA-580/2013, Mackenzie Architects International	\$8,696,300 East	Mixed
IHAP 29.09.14 (1) / CDC 9.10.14								
Anthony Hudson, Stacey Miers, Jeffery Bye, Roger Hedstrom								
211-215 Canterbury Road, Canterbury	Demolition and construction of mixed commercial and residential development with basement parking	Approved with 109 conditions	Approved with amendments and additional condition.	Approved as per IHAP's recommendation		DA-420/2013, GM Architects Pty Ltd	\$15,963,542 Central	Mixed
585, 587, 589 Canterbury Road and 60-60A Waverley Road, Belmore	Demolition and construction of mixed use development and associated basement parking	Approved with 95 conditions	Approved with amendments and additional conditions	CDC 09.10.2014 - Deferred to CDC 13 November 2014, to allow for discussions with applicant regarding the possibility of providing rear lane access to site. CDC 13.11.2014 - Deferred to Council meeting 27 November 2014. 27.11.2014 - Council. Approved as per IHAP's recommendation.		DA-80/2014, Viewland Developments Pty Ltd	\$21,960,113 Central	Mixed
570-574 New Canterbury Road, Hurlstone Park	Demolition and construction of mixed commercial and residential development with basement parking	Refused	Refused with 1 additional grounds for refusal	CDC 09.10.2014 - Deferred to allow independent legal advice to be obtained on the prospect of success in the Land and Environment Court proceedings, and in particular the issue of side setbacks. Legal advice and other relevant info to be reported to Council 23 October 2014. CDC 23.10.2014 - Was not considered. CDC 13.11.2014 - Refused in accordance with IHAP recommendation.		DA-94/2014, Prolet Construction Pty Ltd	\$12,989,938 East	Mixed

NSW ICAC EXHIBIT

Date of Meeting	Description of DA	Director City Planning (DCP's) Recommendation	IHAP Recommendation	City Development Committee (CDC) Determination	Notes	DA/Applicant	Estimated Ward Cost	Type
IHAP 29.09.14 (2) / CDC 9.10.14 Michael McMahon, Lloyd Graham, Ian Garrard, Noni Ruker								
188-194 Haldon Street, Lakemba	Demolition and construction of mixed commercial/residential development with basement parking	Approved with 86 conditions	Approved with amendments and additional condition	CDC 09.10.2014 - Deferred to CDC 13 November 2014, to allow for discussions with the applicant regarding the possibility of providing rear lane access to the site. CDC 13.11.2014 - Approved in accordance with IHAP recommendation.		DA-345/2013, Architecture and Building Works	\$5,963,263 Central	Mixed
3 Loch Street, Campsie	Demolition and construction of residential multi-dwelling development	Approved with 71 conditions	Approved in accordance with DCP	Approved in accordance with IHAP recommendation.		DA-252/2013, Christopher Jordan Architecture and Design	\$1,775,000 Central	Residential
531-535 Burwood Road, Belmore	Demolition and construction of mixed commercial and residential development with basement parking	Approved as a deferred commencement with 86 conditions	Refused	Approved in accordance with officer's recommendation.	CDC 9.10.2014 The Independent Hearing and Assessment Panel's recommendation was not supported as the Committee supported the assessment and recommendation of the Director City Planning. The DCP commented on the IHAP's position with regard to tree loss, nil setback and building separation.	DA-554/2013, J Ghaleb	\$6,500,000 West	Mixed
IHAP 03.11.14 / CDC 13.11.14 Anthony Hudson, Lloyd Graham, Stacey Miers, Ian Garrard, Roger Hedstrom								
9 Rogers Street, Roselands	Demolition and construction of affordable housing development with basement parking	Approved with 78 conditions	Approved with amendments and additional conditions	Approved in accordance with IHAP recommendation.		DA-77/2014, Urban Link Pty Ltd	\$1,727,440 West	Residential
10 Sylvester Avenue Roselands	Construction of two storey boarding house, carport and front fence	Approved with 55 conditions	Approved with amendments and additional conditions, including insertion of deferred commencement condition	CDC 13.11.2014 - Deferred to Council 27 November 2014. Council 27.11.2014 - Adopted as per officers recommendation, with additional amendments (see notes). The recommendation of the IHAP was not supported as the recommendations of the Acting Director City Planning was preferred. Additional conditions were also added following a meeting with the applicant and residents.	Council 27.11.2014. Additional amendments as follows: 1. Amend condition 2 to amend the Plan of Management to include a permanent boarding house manager and that the Plan of Management form part of the lease agreement. 2. Amend condition 6 to require the height of the side walls to be 2.2 metres from the front of the building to the rear boundary and for the walls to be brick. 3. Reduce total number of boarders to 10. 4. Require the maximum number of cars for all tenants to be limited to 5.	DA-229/2014, Peter Haikalis	\$500,000 West	Residential
IHAP 24.11.14 (1) / CDC 04.12.14 Anthony Hudson, David Rollinson, Stacey Miers, Jan Murrell, Noni Ruker								
280, 282 and 284 Burwood Road, Belmore	Amalgamation of allotments and construction of four storey residential flat building with basement parking	Approved with 67 conditions	Approved with amendments and additional conditions	Approved in accordance with IHAP recommendation.		DA-214/2014, Theo Lucas	\$5,862,615 Central	Residential
901-923 Canterbury Road, Lakemba	Demolition and construction of mixed use development with basement parking	Approved with 87 conditions	Approved with amendments and additional conditions	Approved in accordance with IHAP recommendation.		DA-154/2014, P & S Management ty Ltd	\$14,009,232 Central	Mixed
628-630 Canterbury Road, Belmore	Demolition and construction of mixed use development containing commercial tenancy, residential apartments and basement parking	Approved with 76 conditions	Approved with amendments and additional conditions	Approved in accordance with IHAP recommendation.		DA-175/2014, Urban Link Pty Ltd	\$5,724,049 West	Mixed
IHAP 24.11.14 (2) / CDC 04.12.14 Michael McMahon, Lloyd Graham, Chloe Mason, Ian Garrard, Roger Hedstrom								
338 and 340 Beamish Street, Campsie	Demolition and construction of boarding house and associated parking	Approved with 68 conditions as a deferred commencement. Recommendation amended by memo on 17 Nov 2014 to remove deferred commencement and insert new conditions as requested by RMS. Approved with 70 conditions.	Approved with amendments and additional conditions	CDC 04.12.2014 - Deferred to Council 11 December 2014 to allow for mediation between the applicant and residents. Council 11.12.14 - Approved in accordance with IHAP recommendation.		DA-299/2014, Design Studio 407 Pty Ltd	\$900,000 Central	Residential
277-283 Canterbury Road, Canterbury	Demolition and construction of mixed use development comprising retail tenancies, residential apartments, basement parking and associated strata subdivision	Approved with 70 conditions.	Approved with amendments and additional conditions	Approved in accordance with IHAP recommendation.		DA-307/2014, Lavdaras Pty Ltd	\$7,234,332 Central	Mixed
538-546 Canterbury Road, Campsie	Demolition and construction of six storey mixed use development comprising residential apartments, commercial tenancies and basement parking	Approved with 80 conditions as a deferred commencement.	Approved with amendments and additional conditions	Approved in accordance with IHAP recommendation. With one amendment (see notes).	CDC 04.12.2014 Deletion of IHAP recommended condition 5.10 which stated: "5.10 A full height slot to the northern façade be provided to allow natural light to the lift lobbies at each level. " – As it would require significant design changes.	DA-255/2014, Jimmy Maroun c/o Rudolfsson Alliker Architects	\$11,628,693 East	Mixed
IHAP 02.02.15 / CDC 12.02.15 Michael McMahon, Lloyd Graham, Stacey Miers, Ian Garrard, Roger Hedstrom								
172 Burwood Road, Belmore (see also IHAP 1 September 2014)	Alterations and additions to place of public worship	Approved with 50 conditions	Approved with amendments and additional conditions	CDC 12.02.2015 - Deferred to City Development Committee 12 March 2015 to check the validity of the new proposed conditions. CDC 12.03.2015 - Approved in accordance with IHAP recommendation, with one amendment (see notes).	CDC 12.03.2015 Amended by deletion of the word "strictly" in the last paragraph of new condition 7A. The reason being the word was considered unnecessary.	DA-220/2014, Ahmad Sleiman (replaced ZTA)	Refer to IHAP 01.09.2014 Central	Place of Worship
502-518 Canterbury Road, Campsie	Modification to layout and design of approved mixed use development	Modification approved to 5 conditions	Approved in accordance with DCP	CDC 12.02.2015 - Deferred to CDC 12 March 2015 to allow for an onsite inspection. CDC 12.03.2015 - Approved in accordance with IHAP recommendation		DA-311/2012/B, Mackenzie Architects International	\$15,000,000 Central	Mixed
1236-1244 Canterbury Road, Roselands	Demolition, construction of mixed use development containing residential apartments, medical centre, commercial tenancies with basement parking	Approved with 73 conditions as a deferred commencement	Approved with amendments and additional conditions	CDC 12.02.2015 - Deferred to CDC 12 March 2015 to allow for an onsite inspection. CDC 12.03.2015 - Approved in accordance with IHAP recommendation, with one amendment.	CDC 12.03.2015 Amended by removing proposed condition 6.9 which stated: "6.9 Provide daylight access to the lift lobbies from the central communal space at each level". – As it would require significant design changes.	DA-338/2014, Bechara Investments Pty Ltd	\$19,275,000 West	Mixed

NSW ICAC EXHIBIT

Date of Meeting	Description of DA	Director City Planning (DCP's) Recommendation	IHAP Recommendation	City Development Committee (CDC) Determination	Notes	DA/Applicant	Estimated Ward Cost	Type
IHAP 02.03.15 / CDC 12.03.15								
Anthony Hudson, Lloyd Graham, Stacey Miers, Ian Garrard, Roger Hedstrom								
2-6 Messiter Street, Campsie	Demolition and construction of mixed development containing residential apartments, commercial tenancies and basement parking	Refused	Refused in accordance with DCP	Deferred by CDC, refer to IHAP 29.06.15.	See IHAP 29.06.2015. New assessment report.	DA-341/2014, GM Architects	\$12,509,775 East	Mixed
17 Riverside Road, Croydon Park	Demolition and construction of amenities building with change rooms, showers, toilets, referees room and storeroom	Approved with 29 conditions	Approved with amendments	Approved in accordance with IHAP recommendation		DA-594/2014, City of Canterbury	\$600,000 East	Public Open Space
205 Homer Street, Earlwood	Construction of five storey mixed commercial and residential development with basement parking	Approved with 85 conditions	Approved with amendments and additional condition	Approved in accordance with IHAP recommendation, with one amendment (see notes).	CDC 12.03.2015 Amended wording to new condition 8A, the reason being for consistency with Panel's recommend condition 2.6 for the developers at 1236-1244 Canterbury Road, Roselands (DA-338/2014).	DA-437/2013, MSD Corp & BJB Corp Pty Ltd	\$5,825,000 East	Mixed
630-634 New Canterbury Road, Hurlstone Park	Construction of six storey mixed commercial and residential development with basement parking	Approved with 74 conditions	Approved with amendments and additional conditions	Approved in accordance with IHAP recommendation		DA-414/2014, Propoint Developments Pty Ltd	\$6,556,735 East	Mixed
1408-1410 Canterbury Road, Punchbowl	Demolition, construction of six storey mixed commercial and residential development with basement parking	Refused	Refused in accordance with DCP	Refused in accordance with IHAP recommendation		DA-581/2013, Mackenzie Architects International	\$5,331,200 West	Mixed
IHAP 30.03.15 / CDC 09.04.15								
Anthony Hudson, Lloyd Graham, Stacey Miers, Ian Garrard, Roger Hedstrom								
44-48 Bayview Avenue and 7 Highcliff Road, Earlwood	Re-subdivision of four lots into six residential lots, including acquisition of land for public recreation purposes	Approved with 45 conditions	Approved with amendments and additional conditions	Approved in accordance with IHAP recommendation		DA-184/2014, Milestone (Australia) Pty Ltd	n/a East	Subdivision
208 Canterbury Road, Canterbury	Construction of timber deck beer garden with boundary planter box and relocation of existing signage	Approved with 35 conditions	Approved in accordance with DCP	Approved in accordance with IHAP recommendation		DA-375/2014, Chris Thomas	\$87,560 East	Commercial
2-18 Wardell Road, Earlwood	Demolition and construction of footbridge across Cooks River at Beaman Park/Marrickville Golf Course	Approved with 46 conditions	Approved in accordance with DCP	Approved in accordance with IHAP recommendation		DA-511/2014, Fleetwood Urban Pty Ltd	\$354,000 East	Public Open Space
37 Ludgate Street, Roselands	Modification and deletion of conditions of consent for a place of public worship	Modification approved to 5 conditions	Modification approved with amendments	CDC 9.04.2015 - Deferred to CDC 14 May 2015 CDC 14.05.2015 - Approved in accordance with DCP recommendation. The Independent Hearing and Assessment Panel recommendation was not supported, as the Committee supported the recommendation by the Director City Planning/DFP Planning, with amendments (see notes).	CDC 14.05.2015 Amendment to the hours of operation by deletion of the following morning prayer sessions: • Wednesday, Thursday and Friday 6.00am - 6.30am; and • Wednesday, Thursday and Friday 5.30am - 6.00am during daylight savings.	DA-486/2008/B, Roselands Mosque Association	\$0 West	Place of Worship
IHAP 04.05.15 / CDC 14.05.15								
Anthony Hudson, Lloyd Graham, Stacey Miers, Ian Garrard, Roger Hedstrom								
70-72 Amy Street, Campsie	Demolition, remediation works and construction of three storey residential flat building with basement level parking	Approved with 80 conditions	Deferred for applicant to provide additional information raised by Panel See IHAP 29.06.15	Deferred by IHAP, refer to IHAP 29 June 2015		DA-539/2014, Topstar Building Pty Ltd	\$5,998,790 Central	Residential
147-151 Canterbury Road, Canterbury	Demolition and construction of a part five, part six storey mixed use development comprising two levels of basement parking, ground floor retail shops, apartments and associated subdivision	Approved with 98 conditions	Approved with amendments and additional conditions	Approved in accordance with IHAP recommendation, with two amendments (see notes).	CDC 14.05.2015 The Independent Hearing and Assessment Panel recommendation was adopted with the deletion of recommended conditions 5.1 and 5.3 which stated: "5.1 Amend first floor plan A011 to provide a continuation of the void (shown on drawing A010) below so that it is open to the sky and provides natural light down to the ground floor parking area and the ramp." "5.3 Amend the plans prior to the issuing of the construction certificate so that there is natural light into Lift Lobby A from either the terrace area (north) or the redesigned void/landscaped area to the south." For the following reasons: 1. With regard to condition 5.1, imposing this condition would decrease the amount of open space and hence introduce water proofing issues to the carpark levels; it also introduced fire and BCA issues due to the separation of buildings. 2. With regard to condition 5.3, it is understood that there are two lift wells in the building. The applicant has advised that one of the lift wells has light and ventilation on every floor, but it is not possible to achieve this on the other lift well without a total redesign of the building, and even then it	DA-438/2014, Architecture and Building Works Pty Ltd	\$6,432,930 East	Mixed
9 Thomas Street, Kingsgrove	Construction of child care centre for 33 children	Approved with 91 conditions	Approved with amendments and additional conditions	CDC 14.05.2015 - Deferred to CDC 11 June 2015 to allow for an on-site inspection. CDC 11.06.2015 - Approved in accordance with IHAP recommendation		DA-496/2014, T Anastasiou	\$345,000 East	Commercial
878, 880-882 and 884 Canterbury Road, Roselands	Demolition, remediation works and construction of mixed use development containing commercial tenancy, residential apartments and basement parking	Approved with 82 conditions	Approved with amendments and additional conditions	Approved in accordance with IHAP recommendation		DA-419/2014, Sam Rachid	\$15,800,000 West	Mixed

NSW ICAC EXHIBIT

Date of Meeting	Description of DA	Director City Planning (DCP's) Recommendation	IHAP Recommendation	City Development Committee (CDC) Determination	Notes	DA/Applicant	Estimated Ward Cost	Type
IHAP 01.06.15 / CDC 11.06.15								
Michael McMahon, Lloyd Graham, Stacey Miers, Ian Garrard, Roger Hedstrom								
203 Beamish Street, Campsie	Alterations to commercial premise and change of use to hotel with hotel/motel accommodation.	Approved with 104 conditions	Approved with amendments and additional conditions	Approved in accordance with IHAP recommendation		DA-620/2014, Iriscapital Pty Ltd	\$3,309,000 Central	Commercial
273-277 Burwood Road, Belmore	Demolition, consolidation of three lots into one and construction of six storey residential flat building, comprising residential apartments, two level basement parking and landscaping.	Approved with 84 conditions	Approved in accordance with DCP	Approved in accordance with IHAP recommendation		DA-545/2014, Urban Link	\$7,721,110 Central	Residential
418-422 Canterbury Road, Campsie	Demolition and construction of mixed use development containing residential apartments, commercial tenancies and basement parking	Approved with 89 conditions	Approved with additional conditions	Approved in accordance with IHAP recommendation with one amendment (see notes).	CDC 11.06.15 The IHAP recommendation was adopted with an amendment to recommended condition 5.6 which stated: "5.6 Extend the existing slot in the north-eastern façade through to the common corridor to provide natural light to the lift lobbies". The reason for the amendment is that a vertical shaft all the way through the building at all levels will create natural light to the lift lobbies without affecting the residential unit layout and amenity. This would be in keeping with the spirit of the IHAP recommendation in that it would allow light and ventilation to be provided to the lift lobbies on each floor.	DA-528/2014, Chanine Design Pty Ltd	\$14,056,000 East	Mixed
424-426 Canterbury Road, Campsie	Demolition and construction of mixed use development containing commercial tenancies and residential units over three levels of basement car parking	Approved as a deferred commencement with 79 conditions	Approved with amendments and additional conditions, including removal of deferred commencement condition.	Approved in accordance with IHAP recommendation with one amendment (see notes).	CDC 11.06.15 The IHAP recommendation was adopted with an amendment to recommended condition 6.9 which stated: "6.9 Provide natural light to the central corridors by the extension of the proposed slot in the south-eastern façade through to the common corridors." The reason for the amendment is that a vertical shaft all the way through the building at all levels will create natural light to the lift lobbies without affecting the residential unit layout and amenity. This would be in keeping with the spirit of the IHAP recommendation in that it would allow light and ventilation to be provided to the lift lobbies on each floor.	DA-576/2014, Chanine Design Pty Ltd	\$11,536,000 East	Mixed
IHAP 29.06.15 / CDC 09.07.15								
Anthony Hudson, Lloyd Graham, Stacey Miers, Ian Garrard, Roger Hedstrom								
70-72 Amy Street, Campsie (see also IHAP 29 June 2015)	Demolition, remediation works and construction of three storey residential flat building with basement level parking	Approved with 80 conditions	Approved with amendments and additional conditions, including insertion of deferred commencement condition	Approved in accordance with IHAP recommendation		DA-539/2014, Topstar Building Pty Ltd	Refer to IHAP 04.05.15	Central Residential
344-350 Canterbury Road, Canterbury	Demolition and construction of mixed use development containing commercial tenancies, residential apartments and basement parking with associated strata title subdivision	Approved with 81 conditions	Approved with amendments and additional conditions	CDC 09.07.15 - Deferred for consideration at Council meeting 23 July 2015. Council 23.07.15 - The IHAP recommendation was adopted with the exception of conditions 5.6, 5.7, 5.8 and 5.10 (see notes)	Council 23.07.2015 The reasons for deleting recommended IHAP conditions are addressed below: 1. Condition 5.6 - Increase the size of the rooftop communal open space (with an associated reduction in the private open space areas). - The development provides a communal open space area of 214sqm which is greater than the minimum requirements under Canterbury Development Control Plan 2012. 2. Condition 5.7 - Change to the ground floor commercial area to wrap around into Cooks Avenue, with an associated change to the relevant garbage areas. - This will result in a reduced depth of commercial space of Shop 3. 3. Condition 5.8 - Adjust the levels of the commercial spaces across the frontage to match the grade of the footpath to provide level access. - Disability access is covered in Condition 61 of the DCP recommendation. 4. Condition 5.10 - Include a planter box strip along the eastern wall of unit 6 - 2B to provide a foliage screen in front of the windows facing the driveway. - Additional plans have been forwarded by the applicant to the Director City Planning addressing the planter box strip	DA-81/2015, Campsie Plus Pty Ltd	\$11,921,250 East	Mixed
2-6 Messiter Street, Campsie (see also IHAP 2 March 2015)	Demolition and construction of mixed development containing residential apartments, commercial tenancies and basement parking	Approved as a deferred commencement with 76 conditions	Approved with amendments and additional conditions	Approved in accordance with IHAP recommendation		DA-341/2014, GM Architects	Refer to IHAP 02.03.15	East Mixed
Total Estimated Cost for 2014/2015							\$311,580,968	

NSW ICAC EXHIBIT

IHAP Review 2014-2015 Summary

2014-2015		
1. Number of matters considered by IHAP (for breakdown in Ward see table below *)	46	43 new matters; 3 deferred matters being considered for the 2nd time
2. Total estimated cost of construction		\$311,580,968.00
3. Number of matters supported by IHAP to CDC without change to officer's recommendation	7	44
4. Number of matters supported by IHAP to CDC but with amendments to officer's recommendation	36	
5. Number of matters referred to CDC contrary to officer's recommendation	1	
6. Number of IHAP recommendations adopted by CDC without change	31	44
7. Number of IHAP recommendations adopted by CDC with amendments	9	
8. Number of CDC decisions contrary to IHAP recommendations	3	
9. Number of CDC decisions contrary to DCP and IHAP recommendations	0	
10. Number matters deferred by CDC	1	2
11. Number of matters deferred by IHAP	2	
Of these, CDC adopted:		
IHAP recommendation	1	
Part of IHAP recommendation	1	
Officer's recommendation		

* Number of DAs considered by IHAP listed by Ward 2014-2015

Ward	DAs in 2014-2015	Mixed/Residential	Business/Commercial/Industrial	Place of Worship	Subdivision	Public Open Space	Estimated Cost of Construction
East	17	12	2		1	2	\$120,741,461
West	8	7		1			\$54,857,689
Central	18	16	1	1			\$135,981,818
Total	43						\$311,580,968

D-6-9

Enquiries: Brad McPherson
Direct Phone: 9789 9398
Direct Fax: 9789 1542

Ms Carolyn McNally
Secretary
Department of Planning and Environment
GPO Box 39
SYDNEY NSW 2201

Dear Ms McNally

Subject Canterbury IHAP Report 2014/2015

The Environmental Planning and Assessment Regulation 2000 requires that we provide an annual report to the Department of Planning and Environment with regard to our Independent Hearing and Assessment Panel (IHAP). This is set out in section 268X of the Regulation which is reproduced below.

Environmental Planning and Assessment Regulation 2000

268X Information to be provided by councils about independent hearing and assessment panels.

A council must provide an annual report to the Director General as to the following:

- (a) the number of independent hearing and assessment panels appointed by the council in the preceding year,*
- (b) the matters referred to the panels in the preceding year,*
- (c) the persons appointed to the panels,*
- (d) decisions made by the council relating to matters referred to the panels, including the reasons for any decision not in accordance with an assessment by a panel,*
- (e) any other matters relating to the exercise of functions by panels as directed by the Director-General.*

Our report for the 2014/2015 year of IHAP operations follows:

- (a) Number of independent hearing and assessment panels appointed by the council in the preceding year*

The City of Canterbury IHAP convened 13 times in the 2014/2015 year and considered 46 matters. 43 of these were new matters and three were matters that had been deferred and were being considered for the second time.

- (b) Matters referred to the panels in the preceding year*

The attached spreadsheet lists the matters that were referred to the IHAP in the 2014/2015 period.

(c) *Persons appointed to the panels*

The attached spreadsheet lists the panel members who participated at each session. Our complete list of panel members and their profession is as follows:

Anthony Hudson (Law)
Michael McMahon (Law substitute)
Lloyd Graham (Town Planning)
David Rollinson (Town Planning substitute)
Jeffery Bye (Environmental Science)
Ian Garrard (Environmental Science/Environmental Science substitute)
Jan Murrell (Environmental Science substitute)
Stacey Miers (Social Science)
Chloe Mason (Social Science substitute)
Roger Hedstrom (Urban Design/Architecture)
Noni Ruker (Urban Design/Architecture substitute)

(d) *Decisions made by the council relating to matters referred to the panels, including the reasons for any decision not in accordance with an assessment by a panel*

During 2014/2015 there were a total of 46 matters considered by the IHAP and 44 were referred to the City Development Committee.

- Two matters were deferred for further information, and subsequently further considered by the IHAP. Of these the City Development Committee determined one matter in accordance with the IHAP's recommendation and one matter partly in accordance with the IHAP recommendation.

Of the 44 matters referred to the City Development Committee:

- 31 decisions of the City Development Committee were in accordance with the IHAP recommendation.
- Nine matters were determined partly in accordance with the IHAP recommendation.
- Three decisions were made based on the recommendation of the Director City Planning as the amendments to the conditions recommended by the IHAP were considered to be unwarranted.
- One matter was deferred for further information, and subsequently further considered by the City Development Committee.

Of the 40 decisions made by the City Development Committee based on the IHAP recommendation, nine included amendments to the recommendation. These amendments are shown in the attached spreadsheet. Of the three decisions made on the recommendation of the Director City Planning, two matters had amendments to the Director's recommendation (as shown in the attached spreadsheet) and one matter had no amendments to the Director's recommendation.

(e) *Any other matters relating to the exercise of functions by panels as directed by the Director-General*

There were no matters relating to the exercise of the functions by the Independent Hearing and Assessment Panel as directed by the Director General.

We established the IHAP to assist in improving the performance of the development assessment function. It is our view that the consideration of relevant development applications by our IHAP has led to better development outcomes, and greater levels of satisfaction for applicants, objectors and other interested parties.

If you require additional information, please contact our Group Manager Governance, Brad McPherson, on 9789 9398.

Yours sincerely

Jim Montague PSM
GENERAL MANAGER

25 August 2015

NSW ICAC EXHIBIT

Date of Meeting	Description of DA	Director City Planning (DCP's) Recommendation	IHAP Recommendation	City Development Committee (CDC) Determination	Notes	DA/Applicant	Estimated Cost	Ward	Type
IHAP 03.08.15 / CDC 13.08.15									
Anthony Hudson, Lloyd Graham, Stacey Miers, Ian Garrard, Roger Hedstrom									
570-580 Canterbury Road, Campsie	Demolition, remediation of the land and construction of six storey mixed use development comprising residential and commercial units and basement parking	Approved with 98 conditions as deferred commencement	Deferred, however was determined by CDC on 13.08.15	Approved in accordance with DCP recommendation, with the exception of the deferred commencement conditions (deleted) and additional conditions inserted.	The IHAP recommendation was not supported as the Committee supported the assessment and recommendation of the Director City Planning, with the exception of the deferred commencement conditions and additional conditions inserted.	DA-591/2014, Statewide Planning	\$18,710,211	East	Mixed
12-14 Ferguson Avenue, Wiley Park	Demolition, consolidation of lots and construction of residential flat building with basement parking	Approved with 72 conditions	Approved with amendments and additional condition	Approved in accordance with IHAP		DA 585/2014, ZTA Architects	\$1,800,000	West	Residential
16-18 Ferguson Avenue, Wiley Park	Demolition, consolidation of lots and construction of affordable housing development with basement parking and associated landscaping	Approved with 91 conditions	Approved with amendments and additional conditions	Approved in accordance with DCP recommendation	The IHAP recommendation was not supported as the Committee supported the assessment and recommendation of the Director City Planning.	DA 484/2014, John Ayoub	\$2,998,500	West	Residential
IHAP 31.08.15 / CDC 10.09.15									
Anthony Hudson, Lloyd Graham, Stacey Miers, Jan Murrell, Roger Hedstrom									
473-477 Burwood Road, Belmore	Demolition and construction of a six storey mixed use development including commercial and residential apartments and basement parking	Approved with 78 conditions	Approved with amendments and additional conditions	Approved in accordance with IHAP		DA-121/2015, Chanine Design	\$6,002,021	Central	Mixed
211-215 Canterbury Road, Canterbury	Modification to amend the layout and design of approved mixed use development	Modification approved to 9 conditions and additional 3 conditions included	Approved with amendments and additional condition	Approved in accordance with IHAP		DA-420/2013/A, Chanine Design	\$15,963,542	Central	Mixed
32 Fricourt Avenue, Earlwood	Alterations and additions to existing building for use as a childcare centre	Approved with 64 conditions	Approved with amendments and additional conditions	Approved in accordance with IHAP, with one amendment to the proposed officers conditions.	Proposed officers condition 18 amended, approved number of places reduced from 140 to 90 children.	DA-115/2015, Earlwood Montessori Academy Pty Ltd	\$1,254,000	East	Commercial
IHAP 21.09.15 / CDC 01.10.15									
Anthony Hudson, Lloyd Graham, Stacey Miers, Ian Garrard, Roger Hedstrom									
1 Fifth Avenue, Campsie	Construction of seven storey boarding house containing 18 boarding rooms	Refused	Refused	Refused in accordance with IHAP		DA-452/2014, C Charalambous	\$1,691,265	Central	Residential
39 McCourt Street, Wiley Park	Fit-out and use of buildings as a place of public worship	Approved with 22 conditions, as a six month temporary approval	Approved with amendments and additional condition	Approved in accordance with IHAP, with amendments to 3 conditions.	IHAP proposed conditions 4.1, 4.2 and 4.5 amended, relating to: hours of operation; limit period of consent and capacity of premises.	DA-242/2015, IQRO Foundation	\$29,150	Central	POW
43 Tudor Street, Belmore	Demolition and construction of long day childcare centre for 30 children and associated front fence	Approved with 51 conditions	Approved with amendments and additional conditions	Approved in accordance with IHAP		DA-234/2015, L M Joukhador	\$350,000	Central	Commercial
58-60 Quigg Street South, Lakemba	Alterations and additions to existing building and conversion to place of worship, including new landscaping and parking areas	Approved with 85 conditions	Deferred (see IHAP 2 November 2015)	Deferred by IHAP and accordingly did not go to CDC. See IHAP 2.11.15.		DA-70/2015, Darul Ulum Sydney Incorporated	\$297,500	Central	POW
1258-1260 Canterbury Road, Roselands	Construction of mixed commercial and residential development with basement parking	Approved with 82 conditions	Approved with amendments and additional conditions	Approved in accordance with IHAP		DA-586/2014, Chanine Design	\$3,340,000	West	Mixed
IHAP 02.11.15 / CDC 12.11.15									
Anthony Hudson, David Rollinson, Stacey Miers, Ian Garrard, Roger Hedstrom									
338-340 Beamish Street, Campsie	Modification to incorporate additional fire exist stairs, changes to the management of the boarding house and landscaping requirements.	Modification approved to 3 conditions	Modification Approved with amendments	Approved in accordance with IHAP		DA-299/2014/A, Design Studio 407	\$900,000	Central	Residential
510-514 Burwood Road, Belmore	Demolition and construction of mixed residential and commercial development with basement parking and associated subdivision	Approved with 99 conditions	Approved with amendments and additional conditions	<u>CDC 12 November 2015</u> Deferred to CDC 3.12.15 <u>CDC 3 December 2015</u> Approved in accordance with IHAP recommendation.		DA-65/2015, Mr. T. Sozomenou	\$8,433,360	Central	Mixed
58-60 Quigg Street South, Lakemba	Alterations and additions to existing building and conversion to place of worship, including new landscaping and parking areas	Approved with 85 conditions	Approved with amendments and additional conditions	Approved in accordance with DCP recommendation, with two amendments	The Independent Hearing and Assessment Panel recommendation was not supported and the City Development Committee adopted the Officers recommendation. No reason given for adopting officers recommendation over IHAP's recommendation. Two amendments to officers recommendation as follows: 1. Condition 7 "7. The hours of operation being confined to between 5.00am and 8.30pm, except during the month of Ramadan when the closing time will be extended to 9.30pm" amended to read as follows "7. The hours of operation being confined to between 5.00am and 12 midnight, seven days a week." 2. Condition 18 amended to change the word 'week' in the last sentence to 'month'. As follows "... Every complaint received and the conclusion of the investigation of that complaint shall be reported in writing to Council within one month of the investigation."	DA-70/2015, Darul Ulum Sydney Incorporated	Refer to IHAP 29.09.15	Central	POW
IHAP 23.11.15 / CDC 03.12.15									
Anthony Hudson, David Rollinson, Stacey Miers, Ian Garrard, Noni Ruker									
440-442 Burwood Road, Belmore	Demolition and construction of shop top housing development containing commercial tenancies and residential apartments with basement parking.	Approved with 78 conditions	Deferred (see IHAP 1 February 2016)	Deferred by IHAP and accordingly did not go to CDC. See IHAP 1.2.2016		DA-60/2015 Monument Design Partnership	\$20,151,890	Central	Mixed
388-394 Canterbury Road and 1-1A Allen Street, Canterbury	Demolition and construction of mixed use development containing two level basement carpark, ground floor commercial tenancies and residential apartments	Approved with 87 conditions	Approved with amendments and additional conditions	Approved in accordance with IHAP		DA-335/2014 Architecture and Building Works	\$13,446,991	East	Mixed
548-568 Canterbury Road, Campsie	Modification to approved mixed use building including additional basement parking	Modification approved with 5 conditions	Deferred, however was determined by CDC on 13.08.15	The Committee decided not to accept the IHAP recommendation given that the application has now been referred to the RMS, and resolved to accept the Officer's recommendation. See note for additional condition	Determination A. The General Manager be authorised to issue the consent for modification application DA 509/2013/A, once concurrence is received from the RMS, subject to the conditions as recommended in the Director City Planning's report and any other conditions that arise as a result of the RMS concurrence.	DA-509/2013/A Statewide Planning	modification	East	Mixed
548-568 Canterbury Road, Campsie	Construction of additional two levels to approved six storey mixed use building comprising additional residential apartments	Approved with 91 conditions	Deferred, however was determined by CDC on 13.08.15	The Committee decided not to accept the IHAP recommendation given that the application has now been referred to the RMS, and resolved to accept the Officer's recommendation. See note for additional condition	Determination A. The General Manager be authorised to issue the consent for DA 592/2014, once the suitable concurrence is received from the RMS, subject to the conditions as recommended in the Director City Planning's report and any other conditions that arise as a result of the RMS concurrence."	DA-592/2014 Statewide Planning	\$12,009,433	East	Mixed
18-22 Northcote Street, Canterbury	Demolition and construction of multi dwelling housing development, front fence and basement parking	Approved with 88 conditions	Approved with amendments and additional conditions	Approved in accordance with IHAP recommendation. With one amendment to proposed officer's conditions (see notes).	Delete condition 8 (Officer's recommendation) "8. All structures on the site must be demolished prior to the issue of the Construction Certificate. This is to include the existing residential flat building at 18 Northcote Street, Canterbury".	DA-218/2015 TK Commercial Property Holdings Pty Ltd	\$5,002,791	East	Mixed
IHAP 24.11.15 / CDC 03.12.15									
Michael McMahon, Lloyd Graham, Chloe Mason, Jan Murrell, Roger Hedstrom									

NSW ICAC EXHIBIT

212-218 Canterbury Road, Canterbury	Demolition, construction of nine storey mixed use development with basement parking, commercial tenancies in a plaza area and residential units	Approved as a deferred commencement with 100 conditions	Refused	Authority delegated to the General Manager to issue consent as follows: "The General Manager be authorised to issue the consent for DA 168/2015 subject to the conditions as recommended in Part B of the Director City Planning's report and any additional conditions that arise as a result of Sydney Trains and RMS concurrence."	The Committee decided not to accept the IHAP recommendation DA-168/2015, Chanine Designs based on legal advice provided by the applicant concerning the 3 metre setback and resolved to accept the Officer's recommendation.		\$18,919,800 East	Mixed	
220-222 Canterbury Road and 4 Close Street, Canterbury	Demolition and construction of a six and nine storey mixed use development over basement carpark	Approved as a deferred commencement with 103 conditions	Refused	Authority delegated to the General Manager to issue consent as follows: "1. The General Manager be authorised to issue the consent for DA 169/2015 subject to the conditions as recommended in Part B of the Director City Planning's report and any additional conditions that arise as a result of Sydney Trains and RMS concurrence. 2. Condition "A(2)" of the Director City Planning report be transferred to a dot point in Condition 1.1 of "Part B" in the same recommendation."	The Committee decided not to accept the IHAP recommendation DA-169/2015, Chanine Designs based on legal advice provided by the applicant concerning the 3 metre setback and resolved to accept the Officer's recommendation.		\$18,266,200 East	Mixed	
308-320 Canterbury Road and 6-8 Canton Street, Canterbury	Development application for the construction of additional levels on approved mixed use development and modification application to provide additional basement parking	Section 96 Application modified with 17 conditions. DA approved with 104 conditions	Approved with amendment	Approved in accordance with the DCP recommendation.	The IHAP recommendation was not accepted as the Committee had concerns with regard to the legal impact adoption of the IHAP's recommendation would have on the status of the current development consent for the site.	DA-604/2014 & DA-405/2013/A	\$15,068,255 East	Mixed	
IHAP 01.02.2016 / CDC 11.02.2016 Michael McMahon, Lloyd Graham, Stacey Miers, Ian Garrard, Roger Hedstrom									
440-442 Burwood Road, Belmore	Demolition and construction of shop top housing development containing commercial tenancies and residential apartments with basement parking	Approved with 80 conditions	Approved with additional conditions	Approved in accordance with DCP recommendation.	The Independent Hearing and Assessment Panel's recommendation was not supported and the City Development Committee adopted the Officer's recommendation	DA-60/2015, Monument Design Partnership	Refer to IHAP Central 23.11.2015	Mixed	
466 Burwood Road, Belmore	Demolition and construction of shop top housing development containing commercial tenancies and residential apartments with basement parking	Approved with 83 conditions	Approved with additional conditions	Approved in accordance with DCP recommendation.	The Independent Hearing and Assessment Panel's recommendation was not supported and the City Development Committee adopted the Officer's recommendation	DA-273/2015, Greenpark Projects Pty Ltd	\$8,635,330 Central	Mixed	
78 Quigg Street South, Lakemba	Partial demolition and construction of three storey boarding house with basement parking	Approved with 69 conditions	Refused	CDC 11 February 2016 - Deferred to CDC 10 March 2016 to allow the applicant the opportunity to withdraw the application. CDC 10 March 2016 - Refused in accordance with IHAP.	CDC provided the following reason for refusal: "Given the recent fire damage to the property, the application is no longer relevant and cannot legally be approved."	DA-230/2015, Omar Abdul Rahman	\$2,583,476 Central	Residential	
3 Shelly Street, Campsie	Continue use of premises as a place of worship and residence	Approved with 32 conditions	Approved in accordance with recommendation of Director City Planning	Approved in accordance with IHAP		DA-585/2015, Chinese Buddhist Association of NSW Inc	Nil Central	POW	
IHAP 29.02.2016 / CDC 10.03.2016 Panel 1 Anthony Hudson, Lloyd Graham, Chloe Mason, Jan Murrell, Roger Hedstrom									
538-546 Canterbury Road, Campsie	Modification to external façade of approved development and reconfiguration of units	Modification approved with 8 conditions	Approved in accordance with recommendation of Director City Planning	Approved in accordance with IHAP		DA-255/2014/A, Jarek Holdings Pty Ltd	\$15,487,869 East	Mixed	
538-546 Canterbury Road, Campsie	Construction of additional two residential floors above an approved mixed use development	Approved with 36 conditions	Refused	Approved in accordance with DCP recommendation	IHAP recommendation not supported and CDC adopted officer's recommendation	DA-243/2015, Jarek Holdings Pty Ltd	\$4,603,024 East	Mixed	
610-618 New Canterbury Road, Hurlstone Park	Construction of additional level on approved mixed use development, amendments to basement levels and external design	Approved with 43 conditions	Refused	CDC 10 March 2016 - Deferred to CDC meeting on 14 April 2016 to allow for an onsite inspection CDC 14 April 2016 - Deferred to Council meeting 28 April 2016 to allow the applicant the opportunity to consider whether or not to submit a S.96 modification application relating to the residential component on the ground floor. Council 28 March 2016 - Refused in accordance with IHAP recommendation.		DA-543/2014, Innerwest 888 Pty Ltd	\$1,700,000 East	Mixed	
IHAP 29.02.2016 / CDC 10.03.2016 Panel 2 Michael McMahon, David Rollinson, Stacey Miers, Ian Garrard, Noni Ruker									
49-51 Anglo Road, Campsie	Demolition and construction of four storey residential flat building containing residential units and basement parking	Approved with 88 conditions	Refused	CDC 10 March 2016 - Deferred to CDC 14 April 2016 to allow for site inspection. CDC 14 April 2016 - Approved in accordance with DCP's recommendation.	The Independent Hearing and Assessment Panel recommendation was not supported and the City Development Committee adopted the Officers recommendation.	DA-217/2015, CD Architects	\$5,889,017 Central	Mixed	
2 Charles Street, Canterbury	To extend previously approved 9th floor level and provide additional units; and to seek a variation to approved apportionment of parking	Approved with 56 conditions	Approved in accordance with recommendation of Director City Planning	Approved in accordance with IHAP		DA-515/2015 and DA-579/2013/C, Deicorp Constructions Pty Ltd	\$2,502,909 Central	Mixed	
1562-1568 Canterbury Road, Punchbowl	Demolition and construction of mixed use development containing basement parking, commercial tenancies and residential apartments	Approved with 85 conditions	Approved with additional conditions	Approved in accordance with IHAP		DA-354/2015, Fox Johnston	\$17,401,167 West	Mixed	
IHAP 04.04.2016 / CDC 14.04.2016 Lloyd Graham, Michael McMahon, Stacey Miers, Ian Garrard, Rodger Hedstrom									
31A Burlington Avenue, Earlwood 86-92 Kingsgrove Road, Belmore	Subdivision of an existing lot into two new lots Construction of shop top housing development containing residential apartments, commercial/retail premise and basement parking	Approved with 9 conditions Approved with 81 conditions	Approved with amendments Approved with amendment and new conditions	Approved in accordance with IHAP Approved in accordance with IHAP recommendation with two amendments. Two conditions deleted from IHAP recommendation: "4.12 Modulate and architecturally detail (including selected external materials and finishes) to ensure a good presentation of the blank areas of the south elevation where they are exposed to view from the public domain." and "4.14 The hallway wall located adjacent to the lightwell on level one, two and three to be glazed across the full width and operable to provide natural light and ventilation to the lift lobbies and common corridors."	CDC 14 April 2016 - The reasons for the deletions from the Independent Hearing and Assessment Panel recommendation are: • Deletion of 4.12 - The proposed external materials and finishes were unclear. • Deletion of 4.14 - The proposed changes would require considerable redesign.	DA-593/2015, Canterbury Council DA-445/2015, G Vasiliades	\$0 East \$4,116,490 East	Subdivision Mixed	
IHAP 02.05.2016 / CDC 12.05.2016 was cancelled due to proclamation, matters determined by Administrator of Canterbury-Bankstown Council Anthony Hudson, Lloyd Graham, Stacey Miers, Ian Garrard, Rodger Hedstrom									
75-83 Second Avenue, Campsie	Demolition and construction of a part three/part four storey residential flat building comprising residential units with basement	Approved with 79 conditions	Approved with amendments and additional condition	Determined by Administrator at Extraordinary Meeting 14 June 2016. Approved in accordance with IHAP recommendation.		DA-239/2015, J & I Construction	\$10,132,130 Central	Residential	
135-141 Penshurst Road, Narwee	Demolition and construction of shoptop housing development containing basement parking, commercial tenancies and residential accommodation	Approved as a deferred commencement, with 93 conditions	Approved with additional conditions	Determined by Administrator at Extraordinary Meeting 14 June 2016. Approved in accordance with IHAP recommendation.		DA-200/2015, Benson McCormack Pty Ltd	\$12,774,359 West	Mixed	
							\$250,460,680		

NSW ICAC EXHIBIT

Date of Meeting	Description of DA	Director City Development's (DCD's) Recommendation	IHAP Determination	Notes	DA/Applicant	Estimated Cost	Ward	Type
IHAP DETERMINING, first meeting 6/6/2016								
IHAP 06.06.2016								
Anthony Hudson, Lloyd Graham, Stacey Miers, Ian Garrard, Rodger Hedstrom								
349-351 Beamish Street, Campsie	Demolition, construction of six storey mixed use development with residential units above retail/commercial ground floor and two level basement parking	Approved with 67 conditions	Approved with amendments and additional conditions		DA-343/2015, CD Architects	\$6,895,000	Canterbury	Mixed
IHAP 20.06.2016								
Lloyd Graham, Michael McMahon, Chloe Mason, Ian Garrard, Rodger Hedstrom								
21 Biara Avenue, Clemton Park	Demolition and construction of two storey attached dual occupancy and Torrens title subdivision	Approved with 76 conditions	Approved with amendments		DA-359/2015, A&K Engineering	\$457,848	Canterbury	Residential
27 Hugh Street, Belmore	Demolition of unauthorised works, extension of existing industrial building and additions to existing residence	Approved with 55 conditions	Approved with amendments and new deferred commencement conditions		DA-584/2015, Australia Wide Consulting Services Pty Ltd	\$43,000	Roselands	Industrial/Residential
22 Lumeah Avenue, Punchbowl	Demolition, construction of detached dual occupancy, front fence and Torrens title subdivision into two lots	Approved with 55 conditions	Approved with additional condition		DA-624/2015, Idizin Sydney Pty Ltd	\$550,000	Roselands	Residential
67 Rosemont Street South, Punchbowl	Modification to widen garage of approved dwelling	Modification approved to 2 conditions	Approved per DCD's recommendation		DA-35/2015/A, Muhya Dean Mohamad	modification	Roselands	Residential
						\$7,945,848		

NSW ICAC EXHIBIT

IHAP Review 2015-2016 Summary - former City of Canterbury

Recommendations made to Council

1 July 2015 to
11 May 2016

1.	Number of matters considered by IHAP (for	36	34 new matters; 2
2.	Total estimated cost of construction		\$250,460,680
3.	Number of matters supported by IHAP to	4	34
4.	Number of matters supported by IHAP to	21	
5.	Number of matters deferred by IHAP, and	3	
6.	Number of matters referred by IHAP to CDC	6	
7.	Number of IHAP recommendations adopted	16	34
8.	Number of IHAP recommendations adopted	4	
9.	Number of CDC decisions contrary to IHAP	12	
10.	Number of CDC decisions contrary to DCP	0	
11.	Number matters determined by	2	
12.	Number of matters deferred by IHAP	2	2
	Of these, CDC adopted:		
	IHAP recommendation	0	
	Part of IHAP recommendation	0	
	Officer's recommendation	2	

** includes one matter with a recommendation to refuse application by DCP and IHAP.

Former City of Canterbury

* Number of DAs considered by IHAP listed by Ward 2015-2016

Ward	DAs in 2015-2016	Mixed/ Residential	Business/ Commercial /Industrial	Place of Worship	Subdivision	Public Open Space	Estimated Cost of Construction
East	14	12	1	0	1	0	\$128,585,064
West	5	5	0	0	0	0	\$38,314,026
Central	15	11	1	3	0	0	\$83,561,590
Total	34						\$250,460,680

NSW ICAC EXHIBIT

IHAP Review 2015-2016 Summary - City of Canterbury Bankstown

Determinations on behalf of Council

12 May 2016 to
31 June 2016

1.	Number of matters considered by IHAP (for	5	5 new matters; 0
2.	Total estimated cost of construction		\$7,945,848
3.	Number of matters resolved by IHAP	1	5
4.	Number of matters resolved by IHAP but	4	

City of Canterbury Bankstown

* Number of DAs considered by IHAP listed by Ward 2015-2016

Ward	DAs in 2015-2016	Mixed/Residential	Business/Commercial/Industrial	Place of Worship	Subdivision	Public Open Space	Estimated Cost of Construction
Canterbury	2	2	0	0	0	0	\$7,352,848
Roselands	3	3	0	0	0	0	\$593,000
Total	5						\$7,945,848

21 September 2016

Our Ref: D-6-9

Ms Carolyn McNally
Secretary
Department of Planning and Environment
GPO Box 39
SYDNEY NSW 2201

Subject: Canterbury Bankstown IHAP Report 2015/2016

Dear Ms McNally

Section 268X of the Environmental Planning and Assessment Regulation 2000 requires that we provide an annual report to the Department of Planning and Environment with regard to our Independent Hearing and Assessment Panel (IHAP).

Following the proclamation of Canterbury-Bankstown Council by the Governor of New South Wales on 12 May 2016, Council at its Extraordinary meeting on 24 May 2016 resolved that, pending a review of the IHAP, the Independent Hearing and Assessment Panel continue to operate for the former Canterbury City Council area, and that the IHAP has authority to determine development applications referred to it.

In accordance with the changes outlined above, a report and spreadsheet for the 2015/2016 year of IHAP operations is provided for each of the following:

- The former City of Canterbury (1 July 2015 to 11 May 2016)
- City of Canterbury Bankstown (12 May 2016 to 31 June 2016)

The former City of Canterbury

In accordance with the former City of Canterbury IHAP policy, the Panel provided a recommendation to the City Development Committee who then determined development applications.

Our report for the 2015/2016 year for IHAP operations for the former City of Canterbury follows:

- (a) *Number of independent hearing and assessment panels appointed by the council in the preceding year*

IHAP convened eleven times in the 2015/2016 year and considered 36 matters. 34 of these were new matters and two were matters that had been deferred and were being considered for the second time.

(b) *Matters referred to the panels in the preceding year*

The attached spreadsheet titled "IHAP Review 2015-2016 Summary - Former City of Canterbury" lists the matters that were referred to the IHAP in the 2015/2016 period.

(c) *Persons appointed to the panels*

The attached spreadsheet lists the panel members who participated at each session.

Our complete list of panel members and their profession is as follows:

Anthony Hudson (Law)
Michael McMahon (Law substitute)
Lloyd Graham (Town Planning)
David Rollinson (Town Planning substitute)
Ian Garrard (Environmental Science)
Jan Murrell (Environmental Science substitute)
Stacey Miers (Social Science)
Chloe Mason (Social Science substitute)
Roger Hedstrom (Urban Design/Architecture)
Noni Ruker (Urban Design/Architecture substitute)

(d) *Decisions made by the council relating to matters referred to the panels, including the reasons for any decision not in accordance with an assessment by a panel*

During 2015/2016 there were a total of 36 matters considered by the IHAP:

- 29 were referred to the City Development Committee.
- Three matters deferred by IHAP were subsequently determined by City Development Committee, prior to IHAP making a recommendation. Of these, the City Development Committee determined all three matters in accordance with the recommendation of the Director City Planning, with additional conditions.
- Two matters were deferred for further information, and subsequently further considered by the IHAP. Of these, the City Development Committee determined both matters in accordance with the recommendation of the Director City Planning, one matter with additional conditions.
- Two matters were determined by the Administrator of Canterbury Bankstown Council on 14 June 2016. Both matters were determined in accordance with the IHAP recommendation.

Of the 32 matters determined by the City Development Committee:

- 16 decisions of the City Development Committee were in accordance with the IHAP recommendation.
- Four matters were determined partly in accordance with the IHAP recommendation. These amendments are shown in the attached spreadsheet.
- Twelve decisions were made based on the recommendation of the Director City Planning as the amendments to the conditions recommended by the IHAP were considered by Council to be unwarranted. Of these, six had amendments to the Director's recommendation. See the attached spreadsheet for further information regarding the reasons for any decision not in accordance with an assessment by IHAP.

(e) *Any other matters relating to the exercise of functions by panels as directed by the Director-General*

There were no matters relating to the exercise of the functions by the Independent Hearing and Assessment Panel as directed by the Director General.

City of Canterbury Bankstown

As referred to previously, Council at its Extraordinary meeting on 24 May 2016 resolved that Pursuant to Section 377 of the Local Government Act 1993, the IHAP determine development applications referred to it.

Our report for the 2015/2016 year for IHAP operations for the City of Canterbury Bankstown follows:

(a) *Number of independent hearing and assessment panels appointed by the council in the preceding year*

IHAP convened two times in the 2015/2016 year and considered five matters.

(b) *Matters referred to the panels in the preceding year*

The attached spreadsheet titled "IHAP Review 2015-2016 Summary – City of Canterbury Bankstown" lists the matters that were referred to the IHAP in the 2015/2016 period.

(c) *Persons appointed to the panels*

The attached spreadsheet lists the panel members who participated at each session.

Our complete list of panel members and their profession is as follows:

Anthony Hudson (Law)
Michael McMahon (Law substitute)
Lloyd Graham (Town Planning)
David Rollinson (Town Planning substitute)
Ian Garrard (Environmental Science)
Jan Murrell (Environmental Science substitute)
Stacey Miers (Social Science)
Chloe Mason (Social Science substitute)
Roger Hedstrom (Urban Design/Architecture)
Noni Ruker (Urban Design/Architecture substitute)

- (d) *Decisions made by the council relating to matters referred to the panels, including the reasons for any decision not in accordance with an assessment by a panel*

During 2015/2016 there were a total of five matters considered by the IHAP. Pursuant to Section 377 of the Local Government Act 1993, IHAP determined all five applications without further referral to Council.


Two matters heard by the IHAP under the former City of Canterbury Council were determined by the Canterbury Bankstown Council Administrator on 14 June 2016, and are referred to in the spreadsheet for the former City of Canterbury.

- (e) *Any other matters relating to the exercise of functions by panels as directed by the Director-General*

There were no matters relating to the exercise of the functions by the Independent Hearing and Assessment Panel as directed by the Director General.

If you require additional information, please contact our Group Manager Governance, Brad McPherson, on 9789 9398.

Yours sincerely



Matthew Stewart
GENERAL MANAGER

NSW ICAC EXHIBIT

IHAP Review 2016-2017 - Canterbury IHAP

Date of Meeting	Description of DA	Planning Recommendation	IHAP Decision	DA/Applicant	Estimated Cost	Ward	Type
IHAP 04.07.2016 Michael McMahon, David Rollinson, Jan Murrell, Stacey Miers, Noni Ruker							
29 Pembroke Avenue, Earlwood	Demolition, construction of two storey dwelling with attic, detached garage, inground swimming pool and front fence	Approved with 52 conditions	Approved with amendment	DA-40/2016, Blu Print Designs	\$540,000	Canterbury	Residential
1 Ward Avenue, Canterbury 99 Croydon Street, Lakemba	Alterations and additions to semi-detached dwelling Alterations/additions to dwelling and use of outbuilding as secondary dwelling	Approved with 29 conditions Approved with 36 conditions	Approved with additional conditions Approved with additional conditions including deferred commencement conditions	DA-109/2016, Modum Pty Ltd DA-616/2015, Mr Thanh Ha	\$300,000 \$165,000	Canterbury Roselands	Residential Residential
IHAP 18.07.2016 Lloyd Graham, Michael McMahon, Chloe Mason, Ian Garrard, Roger Hedstrom							
17 Howard Street, Canterbury	Demolition of other structures, alterations/additions to building and use as child care centre	Approved with 58 conditions	Approved with amended and additional conditions	DA-26/2016, Artmade Architectural Pty Ltd	\$378,800	Canterbury	Commercial
83-85 Knox Street, Belmore	Consolidation into one lot, demolition and construction of two storey residential building with basement parking	Approved with 87 conditions	Approved with additional conditions	DA-476/2015, Sydesign Pty Ltd	\$2,702,900	Roselands	Residential
56 Richmond Street, Earlwood	Review of refused application for alterations/additions to semi-detached dwelling including conversion of attic for storage use	Modification approved to 3 conditions	The Section 96AB(1) Application RE-1/2016 is supported. The application was determined by way of confirmation of the approval of development application DA- 39/2013/A in accordance with the Council staff report recommendation.	RE-1/2016, S Khoury	\$200,000	Canterbury	Residential
56a Richmond Street, Earlwood	Review of refused application for alterations/additions to semi-detached dwelling including conversion of attic for storage use	Modification approved to 3 conditions	That the Section 96AB(1) Application is supported. The application was determined by way of confirmation of the approval of development application DA-40/2013/A in accordance with the Council staff report recommendation.	RE-2/2016, J Ioannou	\$200,000	Canterbury	Residential
105 Ernest Street, Lakemba	Review of refused application for demolition and construction of three storey dwelling	Refused on 10 grounds	The Section 82A Application is not supported. The application was determined by way of confirmation of the refusal of development application DA-324/2015 in accordance with the Council staff report recommendation.	RE-3/2016, Mr A A Sattar	\$690,000	Roselands	Residential
IHAP 01.08.2016 Anthony Hudson , Lloyd Graham, Stacey Miers, Ian Garrard, Roger Hedstrom							
38a Fuller Avenue, Earlwood 578-580 New Canterbury Road, Hurlstone Park	Construction of two storey dwelling Modification to increase building height, delete third basement level and amend internal layout	Approved with 39 conditions Modification approved to 1 condition	Approved with amended and additional conditions Approved per Council Officer recommendation	DA-157/2016, Devine Drafting and Design DA-346/2014/A, Urban Link Pty Limited	\$406,491 \$4,810,000	Canterbury Canterbury	Residential Mixed
13 Undercliffe Road, Earlwood 54-56 Bonds Road, Roselands	Demolition and construction of secondary dwelling Demolition and construction of multi-dwelling development	Approved with 47 conditions Approved with 51 conditions	Approved with amended and additional condition Approved with amended and additional conditions	DA-101/2016, Master Granny Flats DA-606/2015, Urban Link Pty Limited	\$140,560 \$1,265,919	Canterbury Roselands	Residential Residential
54 Moreton Street, Lakemba	Construction of detached secondary dwelling	Approved with 35 conditions	Approved per Council Officer recommendation	DA-71/2016, Randa Nadir	\$100,000	Roselands	Residential
IHAP 15.08.2016 Lloyd Graham, Michael McMahon, Stacey Miers, Ian Garrard, Roger Hedstrom							
42-44 Albert Street, Belmore	Alterations to lower ground floor level of existing registered club	Refused on 5 grounds	Deferred to allow applicant to make further representations (see IHAP 19.09.2016)	DA-396/2015, C Havas	\$40,000	Roselands	Commercial
17 Duncan Street, Punchbowl	Construction of granny flat at rear of site and separate store room	Approved with 22 conditions	Approved with amended condition	DA-617/2015, S M A Hasanat	\$75,000	Roselands	Residential
13-15 Weyland Street, Punchbowl	Demolition and construction of a six-storey mixed use development	Approved with 95 conditions	Approved with amended and additional conditions	DA-263/2015, MacKenzie Architects International	\$6,866,500	Bankstown	Mixed
IHAP 29.08.2016 Anthony Hudson, Lloyd Graham, Stacey Miers, Jan Murrell, Roger Hedstrom							
212-218 Canterbury Road, Canterbury	Demolition, construction of twelve storey mixed use development with basement parking	Refused on 10 grounds	Refused with amendments	DA-168/2015, CD Architects	\$18,919,800	Canterbury	Mixed
Units 19 & 20/15-21 Ninth Avenue, Campsie 19 Mayfair Crescent, Beverly Hills	Change of use from health massage centre to a brothel Demolition and construction of two storey detached dual occupancy, front fence and Torrens title subdivision	Refused on 9 grounds Approved with 58 conditions	Refused with amendments Approved with amendments	DA-67/2016, Mr Joseph Caruana DA-180/2016, M Cubed Design	N/A \$726,650	Canterbury Roselands	Commercial Residential
IHAP 19.09.2016 Michael McMahon, Lloyd Graham, Stacey Miers, Ian Garrard, Roger Hedstrom							
364-374 Canterbury Road, Canterbury	Use of ground floor commercial premises as childcare centre, with associated landscaping and parking	Approved with 38 conditions	Approved with amendments	DA-629/2015, Porters Lane Pty Ltd	\$664,930	Canterbury	Commercial
42-44 Albert Street, Belmore	Alterations to lower ground floor level of existing registered club	Refused on 5 grounds	Refused with amendments	DA-396/2015, C Havas	see above 15.08.2016	Roselands	Commercial
37 Ludgate Street, Roselands	Modification to temporary place of public worship to make it permanent and extend operating hours.	Modification to 3 conditions	Deferred (see IHAP 17.10.2016)	DA-486/2008/C, Roselands Mosque Association	N/A	Roselands	POW
IHAP 17.10.2016 Anthony Hudson, Lloyd Graham, Stacey Miers, Ian Garrard, Roger Hedstrom							
31-31A Perry Street, Campsie	Demolition of existing structures and construction of a three storey plus attic infill affordable rental housing development with basement level parking	Supported with 66 conditions, including: A. Council request the NSW Land and Environment Court award it costs. B. Council enters into a S34 Agreement with the applicant and the Court be advised of the conditions of consent as recommended.	Council is not the determining authority for this matter (the Land and Environment Court is). Supported with amended conditions of consent, for the Court to determine.	DA-617/2014, Ms S Pan	\$2,914,781	Canterbury	Residential
37 Ludgate Street, Roselands	Modification to temporary Place of Public Worship to make it permanent and extend operating hours	Modification to 3 conditions	Approved with amendments	DA-486/2008/C, Roselands Mosque Association	see above 19.09.2016	Roselands	POW
Total					\$42,107,331		

NSW ICAC EXHIBIT

IHAP Review Summary 2016-2017 - Canterbury IHAP Determinations/Recommendations

1.	Number of matters considered by IHAP (for breakdown in Ward see table below *)	24	22 new matters; 2 matters being considered for the second time
2	Number of development applications	19	22
3	Number of reviews of development applications	3	
Development Applications			
5	Total estimated cost of construction		\$42,107,331
6	Number of development applications approved by IHAP without change to officer's recommendation	2	22
7	Number of development applications approved by IHAP but with amendments to officer's recommendation	13	
8	Number of development applications refused by IHAP	3	
9	Matters considered by IHAP where the Land and Environment Court is the determining body	1	
10	Number of matters reviewed and determined in accordance with the officers recommendation.	3	
11	Number of matters reviewed and determined contrary to officers recommendation.	0	

* Number of Matters considered by Canterbury IHAP listed by Ward 2016-2017

Ward	Matters 2016-2017	Mixed/ Residential	Business/ Commercial /Industrial	Place of Worship	Estimate Construction Cost
Bankstown	1	1	0	0	\$6,866,500
Bass Hill	0	0	0	0	
Canterbury	12	9	3	0	\$29,475,362
Revesby	0	0	0	0	
Roselands	9	7	1	1	\$5,765,469
Total					\$42,107,331

NSW ICAC EXHIBIT

IHAP Review 2016-2017 – Canterbury Bankstown IHAP and IHARP

Date of Meeting	Description of DA	Planning Recommendation	IHAP Recommendation/Decision	DA/Applicant	Estimated Cost	Ward	Type
IHAP 06.02.2017 Anthony Hudson, Michael File, Ian Garrard, Christopher Wilson							
1 Bennett Street and 107-109 Orchard Road, Chester Hill	Application to rezone the site from zone IN2 Light Industrial to Zone R4 High Density Residential	Not supported	The Panel agrees with the Council Staff report recommendation that the application to rezone the site not be supported.	Planning Proposal	N/A	Bass Hill	Planning Proposal
9-11 Weyland Street, Punchbowl	Demolish existing structures, consolidation of both lots into one and construction of a six-storey mixed use development comprising 42 apartments, two commercial tenancies, a two level basement for parking and associated landscaping	Approved with 63 conditions	Deferred for application to provide further information (see IHAP 03.04.2017)	DA-632/2015, E Fox	\$9,983,058	Bankstown	Mixed
1 – 7 Rowe Drive, Potts Hill	Construction of 20 x two bedroom self-contained dwellings and one x three bedroom self-contained dwelling, with basement and at-grade car parking for 22 vehicles, under state environmental planning policy (Housing for Seniors or People with a Disability) 2004	Approved with 57 conditions	Approved with amendments and additional conditions.	DA-1540/2015, Capital Developments Pty Ltd	\$4,689,262	Bass Hill	Residential
IHAP 06.03.2017 Anthony Hudson, Jan Murrell, Garth Paterson, Christopher Wilson							
2A Wilson Avenue, Belmore	Section 96 (1A) Modification of laneway and construction of internal crossing, parking and extension of playground area for a childcare centre	Modification to 4 conditions	Approved with amendments and additional conditions.	DA-8175/1995/A	N/A	Roselands	Commercial
IHAP 03.04.2017 Jan Murrell, Michael File, Ian Garrard, Christopher Wilson							
29 Anderson Street, Belmore	Demolition of existing dwelling house and construction of a two storey boarding house consisting of 18 boarding rooms	Approved as a deferred commencement with 63 conditions	Approved with amendments and additional conditions, including an additional deferred commencement condition.	DA-279/2015, Mr R R Jenvey	\$945,000	Roselands	Residential
9-11 Weyland Street, Punchbowl	Demolish existing structures, consolidation of both lots into one and construction of a six-storey mixed use development comprising 42 apartments, two commercial tenancies, two level basement for parking and associated landscaping	Approved with 63 conditions	Refused on 2 grounds.	DA-632/2015, E Fox	See IHAP 6.2.2017	Bankstown	Mixed
IHAP 01.05.2017 Jan Murrell, Michael File, Ian Garrard, Garth Paterson							
5-9 Croydon Street, Lakemba	Planning proposal to change maximum permissible building height and floor space ratio	Advice requested	The Panel considers that, in the absence of the Council being satisfied that an FSR of 2.2:1 would provide a built outcome for the site that fully complies with the ADG requirements, the draft LEP should not be made at this stage until such time as the Council is in receipt of documentation to demonstrate this.	Planning Proposal	N/A	Roselands	Planning Proposal
107 Chapel Road, Bankstown	Demolition of existing site structures and construction of a boarding house containing 45 boarding rooms, one manager's room with associated basement level car parking, landscaping and site works under the provisions of State Environmental Planning policy (Affordable Rental Housing) 2009	Approved with 76 conditions	Approved with amendments and additional conditions.	DA-325/2016, Urban Link Pty Ltd	\$4,386,933	Bankstown	Residential
689 Punchbowl Road, Punchbowl	Demolition of existing structures and construction of a four storey mixed commercial/residential development comprising of ground floor commercial tenancy, eleven residential units and basement parking	Approved with 73 conditions	Approved with amendments and new conditions.	DA-817/2016, William Karavelas	\$3,540,000	Bankstown	Mixed
IHAP 05.06.2017 Anthony Hudson, Ian Garrard, Garth Paterson, Christopher Wilson							
62 The Mall, Bankstown	Temporary use and fitout of the existing building as a real estate office and display suite including the provision of signage to facades of the building	Approved with 25 conditions	Deferred to enable the applicant to consider the suggestions made by the Panel and submit an amended application	DA-1048/2016, Fioson Pty Ltd	\$190,000	Bankstown	Commercial
1 Parkham Street, Chester Hill	Demolition of existing structures and construction of a multi dwelling housing development comprising four dwellings	Approved with 64 conditions	Approved with amendments and new conditions.	DA-328/2016, Mouaz El Hares	\$1,208,446	Bass Hill	Residential
Total					\$24,942,699		

NSW ICAC EXHIBIT

IHAP Review Summary 2016-2017 – Canterbury Bankstown IHAP and IHARP

Determinations/Recommendations

1.	Number of matters considered by IHAP (for breakdown in Ward see table below *)	11	10 new matters; 1 matter being considered for the second time
2	Number of development applications	8	
3	Number of reviews of development applications	0	10
4	Number of planning proposals	2	
Development Applications			
5	Total estimated cost of construction		\$24,942,699
6	Number of development applications approved by IHAP without change to officer's recommendation	0	
7	Number of development applications approved by IHAP but with amendments to officer's recommendation	6	8
8	Number of development applications refused by IHAP	1	
9	Number of development applications deferred but not reconsidered/determined as at 30 July 2017	1	
10	Number of matters reviewed and determined in accordance with the Council staff report recommendation.	0	0
11	Number of matters reviewed and determined contrary to the Council staff report recommendation.	0	
Planning Proposals			
12	Number of planning proposal recommendations IHAP concurred with officers recommendation without amendment.	1	
13	Number of planning proposal recommendations IHAP concurred with officers recommendation with amendment.	0	2
14	Number of planning proposals recommendations contrary to officers recommendation	0	
15	Number of planning proposals IHAP provided advice	1	

* Number of Matters considered by IHAP listed by Ward

Ward	Matters 2016-2017	Mixed/ Residential	Business/ Commercial /Industrial	Place of Worship	Planning Proposal	Estimate Construction Cost
Bankstown	4	3	1	0	0	\$18,099,991
Bass Hill	3	2	0	0	1	\$5,897,708
Canterbury	0	0	0	0	0	
Revesby	0	0	0	0	0	
Roselands	3	1	1	0	1	\$945,000
Total						\$24,942,699



15 September 2017

Our Ref: D-6-9

Ms Carolyn McNally
Secretary
Department of Planning and Environment
GPO Box 39
SYDNEY NSW 2201

Subject: Canterbury Bankstown IHAP Report 2016/2017

Dear Ms McNally

Section 268X of the Environmental Planning and Assessment Regulation 2000 requires that Council provides an annual report to the Department of Planning and Environment on the operation of the Independent Hearing and Assessment Panel (IHAP).

Council at its Extraordinary meeting on 25 October 2016 resolved:

- to establish the Canterbury Bankstown Independent Hearing and Assessment Panel (IHAP) to consider and determine certain development applications,
- to establish the Canterbury Bankstown Independent Hearing and Assessment Review Panel (IHARP) to consider and determine reviews of development application decisions by the IHAP,
- to provide advice on planning proposals
- and subject to establishment of the above Panels, the Canterbury Independent Hearing and Assessment Panel cease to operate and be dissolved.

In accordance with the changes outlined above, a report and spreadsheet for the 2016/2017 year of IHAP operations is provided for each of the following:

- Canterbury Independent Hearing and Assessment Panel (1 July 2016 to 24 October 2016);
- Canterbury Bankstown (IHAP) and Canterbury Bankstown Independent Hearing and Assessment Review Panel (IHARP) (25 October 2016 to 30 June 2017).

Canterbury Independent Hearing and Assessment Panel

The report for the 2016/2017 year for IHAP operations for the Canterbury Independent Hearing and Assessment Panel follows:

- (a) *Number of independent hearing and assessment panels appointed by the council in the preceding year*

IHAP convened seven times in the 2016/2017 year and considered 24 matters. 22 of these were new matters and two were matters that had been deferred and were being considered for the second time.

(b) *Matters referred to the panels in the preceding year*

The attached spreadsheet titled "IHAP Review 2016-2017 - Canterbury IHAP" lists the matters that were referred to the IHAP in the 2016/2017 period.

(c) *Persons appointed to the panels*

The attached spreadsheet lists the panel members who participated at each session.

The complete list of panel members and their profession is as follows:

Anthony Hudson (Law)
Michael McMahon (Law substitute)
Lloyd Graham (Town Planning)
David Rollinson (Town Planning substitute)
Ian Garrard (Environmental Science)
Jan Murrell (Environmental Science substitute)
Stacey Miers (Social Science)
Chloe Mason (Social Science substitute)
Roger Hedstrom (Urban Design/Architecture)
Noni Ruker (Urban Design/Architecture substitute)

(d) *Decisions made by the council relating to matters referred to the panels, including the reasons for any decision not in accordance with an assessment by a panel*

During 2016/2017 there were a total of 24 matters considered by the IHAP.

- Two matters were deferred for further information and subsequently further considered by the IHAP;
- IHAP determined 18 development applications without further referral to Council;
- One development application was determined by the Land and Environment Court (as detailed in the attached spreadsheet);
- The Panel considered three reviews of development applications, IHAP determined all three matters in accordance with the Council Staff recommendation.

(e) *Any other matters relating to the exercise of functions by panels as directed by the Director-General*

There were no matters relating to the exercise of the functions by the Independent Hearing and Assessment Panel as directed by the Director General.

Canterbury Bankstown (IHAP) and Canterbury Bankstown Independent Hearing and Assessment Review Panel (IHARP)

The report for the 2016/2017 year for IHAP operations for Canterbury Bankstown (IHAP) and Canterbury Bankstown Independent Hearing and Assessment Review Panel (IHARP) follows:

- (a) *Number of independent hearing and assessment panels appointed by the council in the preceding year*

IHAP convened five times in the 2016/2017 year and considered eleven matters. Ten of these were new matters and one was a matter that had been deferred and was being considered for the second time.

- (b) *Matters referred to the panels in the preceding year*

The attached spreadsheet titled "IHAP Review 2016-2017 – Canterbury Bankstown IHAP and IHARP" lists the matters that were referred to the IHAP/IHARP in the 2016/2017 period.

- (c) *Persons appointed to the panels*

The attached spreadsheet lists the panel members who participated at each session.

The complete list of panel members and their profession is as follows:

Michael File (Planning)
Ian Garrard (Environmental Science)
Anthony Hudson (Law)
Timothy Moore (Planning) - did not participate in any meetings
Jan Murrell (Environmental Science)
Garth Paterson (Urban Design)
Christopher Wilson (Planning)

- (d) *Decisions made by the council relating to matters referred to the panels, including the reasons for any decision not in accordance with an assessment by a panel*

During 2016/2017 there were a total of eleven matters considered by the IHAP

- Two matters were deferred for further information:
 - one matter was subsequently further considered by the IHAP;
 - one matter was not reconsidered/determined as at 30 July 2017.
- IHAP determined seven development applications without further referral to Council.

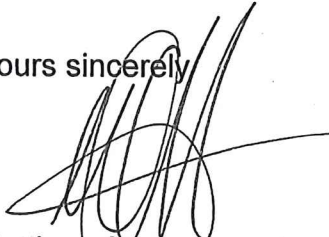
- The Panel considered two planning proposals, one matter was supported in accordance with the Council Staff recommendation and the Panel provided advice on one matter.

(e) *Any other matters relating to the exercise of functions by panels as directed by the Director-General*

There were no matters relating to the exercise of the functions by the Independent Hearing and Assessment Panel as directed by the Director General.

If you require additional information, please contact our Manager Governance, Brad McPherson, on 9789 9398.

Yours sincerely

A handwritten signature in black ink, appearing to be 'Matthew Stewart', written over the text 'Yours sincerely'.

Matthew Stewart
Interim General Manager