

**CITY OF CANTERBURY BANKSTOWN**

**MINUTES OF THE**

**CANTERBURY BANKSTOWN LOCAL PLANNING PANEL MEETING**

**HELD IN THE COUNCIL CHAMBERS  
BANKSTOWN**

**ON MONDAY 2 SEPTEMBER 2019**

**PANEL MEMBERS**

**PRESENT:** Mr Anthony Hudson -Chairperson  
Mr Stephen Kerr- Expert Member  
Ms Barbara Perry- Expert Member  
Ms Margaret Fasan - Community Representative Canterbury  
Mr Ian Stromborg OAM - Community Representative Revesby

**STAFF IN**

**ATTENDANCE:** Ms Maryann Haylock (Local Planning Panel Administration Officer)  
Mr George Gouvatsos (Coordinator Planning - East, not present for the closed session)  
Ms Robyn Winn (Coordinator Governance, not present for the closed session)  
Mr Stephen Arnold (Coordinator Planning - West, not present for the closed session)  
Ms Kaitlin McCaffery (Planner - West, not present for the closed session)

**GUEST:** Mr Jeremy Swan of Planning Hub - (Independent Town Planning Consultant, not present for the closed session).

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

**INTRODUCTION**

The Chairperson welcomed all those present and explained the functions of the Canterbury Bankstown Local Planning Panel and that the Panel would be considering the reports in the agenda noting that the sites had been inspected.

**APOLOGIES**

There were no apologies received.

**DECLARATIONS OF INTEREST**

The Chairperson advised that all Panel Members had submitted written Declarations of Interest returns prior to the meeting.

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

**CBLPP Determination**

**CONFIRMATION OF MINUTES OF PREVIOUS MEETING**

THAT the minutes of the Canterbury Bankstown Local Planning Panel Meeting held on **Monday 5 August 2019** be confirmed.

## DECISION

### 1 9-15 WOOLCOTT STREET, EARLWOOD: ALTERATIONS AND ADDITIONS TO THE EXISTING CHILD CARE CENTRE.

#### Site Visit

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

#### Public Addresses

There was no public address in respect to this item.

#### Panel Assessment

Ms Margaret Fasan was the community Panel member present for the deliberation and voting for this matter.

The Panel agrees with the report assessment and recommendation and notes there are no objections.

#### CBLPP Determination

THAT Development Application DA-87/2019 RE: Alterations and additions to the existing child care centre be **APPROVED** in accordance with the Council staff report recommendations.

**Vote: 4 – 0 in favour**

## DECISION

### 2 56 LUCAS ROAD, EAST HILLS: DEMOLITION OF EXISTING STRUCTURES AND CONSTRUCTION OF A NEW TWO STOREY DWELLING, INGROUND SWIMMING POOL AND OUTBUILDING.

#### Site Visit

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

#### Public Addresses

The following people addressed the meeting in relation to this item:

- Kristy Bova (Applicant/Owner)

#### Assessment Report

The Panel notes that as the applicant is a staff member, an independent consultant town planner Mr Jeremy Swan was engaged and prepared the assessment report.

#### Panel Assessment

Mr Ian Stromborg was the community Panel member present for the deliberation and voting for this matter.

The Panel agrees with the report and the proposed approval of the application.

In relation to the Clause 4.6 variation the Panel is satisfied under Clause 4.6(4) that the applicant's written request has adequately addressed the matters in Clause 4.6(3) and that the proposed development will be in the public interest being consistent with the objectives for the standard and the objectives of the zone.

The applicant requested that:

- (a) proposed condition 1 be deleted which imposes a 1.5 metre sill height requirement on the North Eastern bedroom 2 window,
- (b) certain plans be deleted from, the list of plans in Condition 2,
- (c) the schedule of finishes be excluded from Condition 2.

The Panel is of the opinion that the disputed sill height should be 1.5 metres noting that the property adjoining to the North has potential for redevelopment which is likely to be two storeys. Further, the sill heights of the other upper storey windows on the Northern elevation are also all 1.5 metres.

The Panel notes that there is an inconsistency in plans for the window area on the North East corner on the second floor as between the floor plan and the East/North elevations.

The Panel has assumed that the North and East elevations show the correct window design and the floor plan should be amended to reflect the East and North elevations with the 1.5 metre sill height prior to the issue of the Construction Certificate.

The Panel agrees that the Site Analysis Plan (drawing 1) and the Shadow Diagrams Plan (drawing 16-18) should be removed from Condition 2.

Finally the Panel is of the opinion that the Schedule of Finishes Plan (drawing 21) should be part of Condition 1, noting that the wording of the Finishes schedule refers to "or similar" and the Panel agrees that a similar notation could be placed on the colour of the silver garage door colour (Item 9 of the Schedule of Finishes).

#### **CBLPP Determination**

THAT Development Application DA-447/2019 RE: Demolition of existing structures and construction of a new two storey dwelling, inground swimming pool and outbuilding be **APPROVED** in accordance with the Independent Town Planning Consultant report recommendations, subject to the following changes to the recommended conditions:

- Condition 2: Remove drawing plans 1, 16, 17 and 18. Finishes schedule to remain in the Condition but amend to include "or similar" for the garage door.
- Condition 3: To be amended to include at the end of the condition – for the window North "Second Floor plan to be amended to match the Eastern and the Northern elevation plans prior to the issue of the Construction Certificate."

**Vote: 4 – 0 in favour**

The meeting closed at 6:05pm.