

CITY OF CANTERBURY BANKSTOWN

MINUTES OF THE

CANTERBURY BANKSTOWN LOCAL PLANNING PANEL MEETING

**HELD IN THE COUNCIL CHAMBERS
BANKSTOWN**

ON MONDAY 4 FEBRUARY 2019

PANEL MEMBERS

PRESENT: Mr Grant Christmas - Chairperson
Ms Helen Deegan - Expert Member
Mr Stephen Kerr - Expert Member
Ms Inaam Tabbaa - Community Representative

STAFF IN

ATTENDANCE: Ms Maryann Haylock (Local Planning Panel Administration Officer)
Mr Brad McPherson (Manager Governance, not present for the closed session)
Mr Ian Woodward (Manager Development, not present for the closed session)
Mr Stephen Arnold (Coordinator Planning - West, 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 report and the recommendation from the Council staff and the submissions made by objectors and the applicant and/or the applicant's representative(s) and determining the development applications and providing advice to Council on planning proposals.

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 3 December 2018 be confirmed.

DECISION

1 33 IAN CRESCENT, CHESTER HILL: USE OF THE EXISTING OUTBUILDING AS A SECONDARY DWELLING AND ASSOCIATED FITOUT

Site Visit

The Panel conducted a site visit.

Public Addresses

There was no public addresses for this item.

Panel Assessment

Ms Inaam Tabbaa was the community Panel member present for the deliberation and voting for this matter.

1. The Panel considered that the amenity of the proposed and existing dwellings could be significantly improved with some re-design.
2. The Panel considered that a better outcome would be achieved by making the following design amendments:
 - (a) Re-arranging the internal layout of the proposed dwelling.
 - (b) Connecting the existing grassed private open space area in the north western corner with the living area of the proposed dwelling (with such living area being relocated).
 - (c) Locating the living area so that it achieves the required solar access requirement specified by clause 3.13. of the Bankstown DCP 2015.
 - (d) Addressing the privacy between the existing dwelling and the proposed dwelling through suitable screens or other privacy measures including additional landscaping.
 - (e) Locating the pool pump so that it is further away from the proposed dwelling and suitably enclosed to minimise acoustic impacts.
 - (f) Re-locating (or undergrounding) the proposed rain water tank.
 - (g) Improving the pedestrian access arrangements to the proposed dwelling.
3. The Panel was of the view that the proposed contravention of the development standard (being 1.9m above the 3m wall height maximum) was acceptable in principle; the written request was adequate; and compliance would be unreasonable in light of it being an existing wall and having no additional impacts on adjoining land.

CBLPP Determination

That Development Application DA-856/2018 Re: Use of the existing building as a secondary dwelling and associated fitout be **DEFERRED** for the Applicant to submit amended plans.

Vote: 4 – 0 in favour

The meeting closed at 6.45 p.m.



Planning Panels

Declaration of Interest

MEETING DATE	4 February 2019
Agenda Item/Panel reference number	Item 1 – 33 Ian St Chester Hill

In relation to this matter, I declare that I have:

no known conflict of interest ☒

an actual¹ ☐, potential² ☐ or reasonably perceived³ ☐ conflict of interest as detailed below:

G. A. Christmas

29 January 2019

.....
Signature

.....
Date

Grant Christmas

.....
Name

Please return this form to the Planning Panels Secretariat at
enquiry@planningpanels.nsw.gov.au

¹ An 'actual' conflict of interests is where there is a direct conflict between a member's duties and responsibilities and their private interests or other duties.

² A 'potential' conflict of interests is where a panel member has a private interest or other duty that could conflict with their duties as a panel member in the future.

³ A 'reasonably perceived' conflict of interests is where a person could reasonably perceive that a panel member's private interests or other duties are likely to improperly influence the performance of their duties as a panel member, whether or not this is in fact the case.



Declaration of Interest

MEETING DATE	4/2/19
Agenda Item/Panel reference number	1. 33 Ian Crescent, Chester Hill

In relation to this matter, I declare that I have:

no known conflict of interest ☒

an actual¹ ☐, potential² ☐ or reasonably perceived³ ☐ conflict of interest as detailed below:

.....
Signature H. Deegan 4/2/19 Date

.....
Name Helen Deegan

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enquiry@planningpanels.nsw.gov.au

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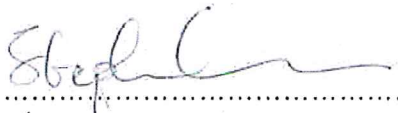
Declaration of Interest

MEETING DATE	4 Feb 2019.
Agenda Item/Panel reference number	Item 1. CBLPP.

In relation to this matter, I declare that I have:

no known conflict of interest ☒

an actual¹ ☐, potential² ☐ or reasonably perceived³ ☐ conflict of interest as detailed below:

 4/2/19.
.....
Signature **Date**

STEPHEN KERR
.....
Name

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Declaration of Interest

MEETING DATE	04.02.2019
Agenda Item/Panel reference number	33 LAN CRESCENT, CHESTER HILL

In relation to this matter, I declare that I have:

no known conflict of interest ☒

an actual¹ ☐, potential² ☐ or reasonably perceived³ ☐ conflict of interest as detailed below:

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Signature

04-02-2019
Date

INAAM TABBAA

Name

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