

CITY OF CANTERBURY BANKSTOWN

MINUTES OF THE

CANTERBURY BANKSTOWN LOCAL PLANNING PANEL MEETING

**HELD IN THE COUNCIL CHAMBERS
BANKSTOWN**

ON MONDAY 9 DECEMBER 2019

PANEL MEMBERS

PRESENT: Mr Grant Christmas - Chairperson
Mr David Epstein - Expert Member
Mr Richard Thorp AM - Expert Member
Ms Inaam Tabbaa - Community Representative Bass Hill
Ms Kayee Griffin - Community Representative Canterbury
Mr Graeme Wilkinson - Community Representative Revesby
Mr Karl Saleh - Community Representative Roselands

STAFF IN

ATTENDANCE: Ms Maryann Haylock (Local Planning Panel Administration Officer)
Mr Brad McPherson (Manager Governance, not present for the closed session)
Mr Stephen Arnold (Acting Manager Development, not present for the closed session)
Mr George Gouvatsos (Coordinator Planning - East, not present for the closed session)
Ms Shona Porter (Coordinator Strategic Assessments, not present for the closed session)
Mr Bob Steedman (Planner, not present for the closed session)
Mr Fergus Ryan (Cadet Town Planner, 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 and the recommendations from the Council staff and the submissions made by objectors and the applicant and/or the applicant's representative(s) in determining the development applications.

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 was one declaration of interest in relation to Item 5 – 37 Ludgate Street, Roselands. The Community Member Karl Selah declared a conflict as a former councillor having considered previous applications for the subject site.

CBLPP Determination

CONFIRMATION OF MINUTES OF PREVIOUS MEETING

THAT the minutes of the Canterbury Bankstown Local Planning Panel Meeting held on **MONDAY 4 NOVEMBER 2019** be confirmed with the amendment to Condition 28 (24 Roseland Drive, Roselands).

THAT the minutes of the Canterbury Bankstown Local Planning Panel DA-87/2019 – 66 Cambridge Avenue, Bankstown, deferred from 14 October 2019 – Electronic determination on **THURSDAY 5 DECEMBER 2019** be confirmed.

DECISION

1 7 McCLEAN STREET, GEORGES HALL: CONSTRUCTION OF A NEW SCOREBOARD.

Site Visit

The Panel did not consider that a site inspection was necessary.

Public Addresses

There were no public addresses for this item.

Panel Assessment

Inaam Tabbaa was the Community Panel Member present for the deliberation and voting for this matter.

The Panel considered that the proposal was an appropriate development for a public sporting field and would provide a valuable amenity for players and spectators and approval is in the public interest.

CBLPP Determination

THAT Development Application DA-862/2019 RE: Construction of a new Scoreboard be **APPROVED** in accordance with the Council staff report recommendation.

Vote: 4 – 0 in favour.

DECISION

2 2-16 SIXTH AVENUE, CAMPSIE: DEMOLITION OF EXISTING STRUCTURES AND CONSTRUCTION OF AN EIGHT STOREY RESIDENTIAL FLAT BUILDING COMPRISING 125 APARTMENTS AND TWO AND A HALF LEVELS OF BASEMENT PARKING.

Site Visit

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

Public Addresses

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

- George Saab (Owner)
- Alex Richter (Architect for the Applicant).

Panel Assessment

Ms Kayee Griffin was the Community Panel Member present for the deliberation and voting for this matter.

A Panel member was concerned that the cumulative impact of traffic and the demand for on-street parking would result in unsustainable impacts in the locality. On this basis, the application should be refused.

The other Panel members noted that the site had been the subject of a planning proposal which provided for additional height on the basis of a minimum 3,000 square metre site area. Those Panel members considered that the proposal was well designed and complied with the applicable planning controls subject to appropriate conditions as contained in the Council officer's report.

CBLPP Determination

THAT Development Application DA-351/2018 RE: Demolition of existing structures and construction of an eight storey residential flat building comprising 125 apartments and two and a half levels of basement parking be **APPROVED** in accordance with the Council staff report recommendation.

Vote: 3 - in favour, 1 – against.

DECISION

- 3 56 LUCAS ROAD, EAST HILLS: MODIFICATION 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.

Written Submission

A written submission was received for this matter from the Applicant.

Public Addresses

There were no public addresses for this item.

Panel Assessment

Mr Graeme Wilkinson was the Community Panel Member present for the deliberation and voting for this matter.

The Panel did not consider that any privacy measures were needed for this bedroom window having regard to its location and the fact that its use was unlikely to cause any overlooking issues.

The Panel therefore considered that condition 3 should be deleted in its entirety.

CBLPP Determination

THAT Development Application DA-447/2019A RE: Modification of existing structures and construction of a new two storey dwelling, inground swimming pool and outbuilding be **MODIFIED** and that condition 3 of the development consent be deleted.

Vote: 4 – 0 in favour.

DECISION

- 4 **188 LAKEMBA STREET, LAKEMBA: DEMOLITION OF EXISTING FACTORY AND CONSTRUCTION OF A FIVE STOREY SHOP-TOP DEVELOPMENT CONSISTING OF 25 RESIDENTIAL UNITS, THREE COMMERCIAL TENANCIES AND TWO LEVELS OF BASEMENT PARKING.**

Site Visit

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

Public Addresses

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

- Pamela Theodoropoulos (Objector)
- Alison Davidson (Town Planner for the Applicant)
- Mark Beauman (Architect for the Applicant)

Panel Assessment

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

The Panel considered that a number of design matters had not been fully resolved, in particular:

- The architectural plans were not consistent and the elevations and floor plans need to be updated so as to be consistent.
- That not all occupants of the building were able to access the roof top communal area by means of direct lift access. Any solution to this issue must not result in the height limit being breached.
- The details of the street tree planting and the proposed footpath canopy were not consistent and the plans needed to be amended accordingly.

The Panel considered that the application should not be determined until the above matters are resolved.

CBLPP Determination

THAT Development Application DA-507/2017 RE: Demolition of existing factory and construction of a five storey shop-top development consisting of 25 residential units, three commercial tenancies and two levels of basement parking be **DEFERRED** and the Applicant be required to address the following matters by way of amended plans and/or additional information:

1. The architectural plans were not consistent and the elevations and floor plans need to be updated so as to be consistent.
2. That not all occupants of the building were able to access the roof top communal area by means of direct lift access. Any solution to this issue must not result in the height limit being breached.
3. The details of the street tree planting and the proposed footpath canopy were not consistent and the plans needed to be amended accordingly.

Vote: 4 – 0 in favour.

DECISION

5 37 LUDGATE STREET, ROSELANDS: MODIFICATION APPLICATION TO DELETE CONDITION THREE AND CONTINUE USE AS A PLACE OF PUBLIC WORSHIP.

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:

- Maria Difrancesco (Objector)
- Lien Mac (Objector)

Panel Assessment

The Community Panel Member did not deliberate or vote on this matter due to a declared conflict of interest.

The Panel considered that the use was operating satisfactorily and warranted having its trial period removed.

CBLPP Determination

THAT Development Application DA-299/2017A RE: Modification application to delete condition three and continue use as a place of public worship be **APPROVED** in accordance with the Council consultant's report recommendation and the additional modification to the conditions as recommended in that report.

Vote: 3 – 0 in favour.

The meeting closed at 7.56 pm.