

**CITY OF CANTERBURY BANKSTOWN**

**MINUTES OF THE**

**CANTERBURY BANKSTOWN LOCAL PLANNING PANEL MEETING**

**HELD ONLINE AS A ZOOM CONFERENCE MEETING**

**ON TUESDAY 9 JUNE 2020**

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**PANEL MEMBERS**

**PRESENT:** Mr Anthony Hudson - Chairperson  
Mr Stephen Kerr - Expert Member  
Mr Richard Thorp AM - Expert Member  
Ms Inaam Tabbaa - Community Representative Bass Hill

**STAFF IN**

**ATTENDANCE:** Ms Maryann Haylock (Local Planning Panel Administration Officer)  
Mr Ian Woodward (Manager Development, 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)  
Mr Warren Terry (Town Planner, not present for the closed session)

**THE CHAIRPERSON DECLARED THE MEETING OPEN AT 6.02 PM.**

**INTRODUCTION**

The meeting was held electronically due to the covid-19 situation. 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 were no declarations of interest.

The Chairperson noted that at his private site inspection for Item 2 on Sunday 7 June 2020 he was approached by and spoke to the occupier of the neighbouring property (No 88). That person advised that he was new to the area. The Chairperson advised this person that the development application was for a dual occupancy and that the application was scheduled to be considered by CBLPP on Tuesday 9 June 2020 and that he could see details about the matter on the Council's website.

**CBLPP Determination**

**CONFIRMATION OF MINUTES OF PREVIOUS MEETING**

THAT the minutes of the Canterbury Bankstown Local Planning Panel Meeting held on **Monday 4 May 2020** be confirmed.

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THAT the minutes of the Canterbury Bankstown Local Planning Panel DA-264/2018 – 118 Duntroon Street and 36 Floss Street, Hurlstone Park, deferred from 14 October 2019 – Electronic determination held on **TUESDAY 12 MAY 2020** be confirmed.

## DECISION

### 1 2A JOHNSTON ROAD, BASS HILL: ERECTION AND USE OF TEMPORARY STRUCTURES TO 17 CIRCUS SHOWTIMES, TEMPORARY EMPLOYEE ACCOMMODATION AND COMMERCIAL PURPOSES.

#### Site Visit

Panel members carried out their own site inspections prior to the public hearing.

#### Public Addresses

There was no public address in respect to this item.

#### Panel Assessment

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

The panel agrees with the recommendation for approval.

The panel notes that the site will only be occupied from 2 Nov to 23 Nov 2020 and this will be included in condition 16.

The Panel has been informed that the land is community land under the Local Government Act 1993 and the adopted plan of management allows circuses on the site.

#### CBLPP Determination

THAT Development Application DA-184/2020 RE: Erection and use of temporary structures for 17 circus showtimes, temporary employee accommodation and commercial purposes be **APPROVED** in accordance with the Council staff report recommendation, subject to the following amendments to the recommended conditions:

1. Condition 16 be amended to read:
  - (a) The site can only be occupied on and from 2 November 2020 to and including 23 November 2020
  - (b) Showtimes are restricted to the following schedule:

Showtimes:	5/11/2020	7pm
	6/11/2020	7pm
	7/11/2020	3pm & 7pm
	8/11/2020	1pm & 5pm
	12/11/2020	7pm
	13/11/2020	7pm
	14/11/2020	3pm & 7pm
	15/11/2020	1pm & 5pm
	19/11/2020	7pm
	20/11/2020	7pm
	21/11/2020	3pm & 7pm
	22/11/2020	11am

2. Condition 14 to be amended to refer to condition 7 instead of 6:  
*Temporary toilet/sanitary facilities are to be provided for on site at the expense of the person with the benefit of Council's permit in accordance with Condition 7 of this Determination Notice.*
  
3. Condition 32 be amended to refer to Condition 15 instead of Condition 14:  
*In accordance with the flood management plan required under Condition 15 of this Determination Notice, in the event of a significant weather event where floodwaters rise above average levels, warning from SES and/or Bureau of Meteorology, or an indication from Council that the reserve is to be closed for a weather event, use of the site is to cease with all persons being evacuated to a safe environment.*

**Vote: 4 – 0 in favour**

## **DECISION**

### **2 90 CAROLINE CRESCENT, GEORGES HALL: DEMOLITION OF EXISTING STRUCTURES AND THE CONSTRUCTION OF A TWO STOREY DUAL OCCUPANCY AND TORRENS TITLE SUBDIVISION.**

#### **Site Visit**

Panel members carried out their own site inspections prior to the public hearing.

#### **Public Addresses**

There was no public address in respect to this item.

#### **Panel Assessment**

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

The Panel notes that this matter is being considered by the Panel as the land owner is a relative of a Councillor.

The Panel has been advised that after the application was notified it was determined that appropriate properties on the southern side of Caroline Street had not been included in the notification so a second notification was sent specifically to these properties.

The only submission received from the notifications was from No 23 Josephine Crescent to the rear of the site raising a privacy issue.

The Panel also notes that the application has been assessed by and the Panel's report has been prepared by an external consultant. The consultant also specifically addressed the privacy issue raised indicating that:

*The DA adequately responds to its neighbours and complies with Council's DCP in respect of privacy because:*

- *The dual occupancy has a setback of at least 7.6m from the rear boundary reducing any perceived overlooking into the rear private open space of No. 23 Josephine Crescent;*
- *Peer Review of Assessment of DA – 90 Caroline Crescent, Georges Hall – Addendum Letter*
- *Whilst the dual occupancy is 2 storeys and has windows on the upper level at the rear, these windows are only to a bedrooms.*

- *In accordance with Clause 4.20(a) where development proposes a window that directly looks into the private open space of an existing dwelling, the window does not require screening where the window is to a bedroom.*

The panel agrees with this assessment and the overall assessment that the application should be approved subject to the proposed conditions.

**CBLPP Determination**

THAT Development Application DA-239/2020 RE: Demolition of existing structures and the construction of a two storey dual occupancy and Torrens title subdivision be **APPROVED** in accordance with the Council staff report recommendation.

**Vote: 4 – 0 in favour**

The meeting closed at 6:04pm.