

CITY OF CANTERBURY BANKSTOWN

MINUTES OF THE

CANTERBURY BANKSTOWN LOCAL PLANNING PANEL MEETING

HELD ON MONDAY 1 FEBRUARY 2021

PANEL MEMBERS

PRESENT: Mr Grant Christmas - Chairperson
Mr Stephen Kerr - Expert Member
Ms Barbara Perry - Expert Member
Mr Ian Stromborg - Community Representative Revesby

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)
Mr Stephen Arnold (Coordinator Planning West, not present for the closed session)
Ms Kristy Bova (Executive Planner, not present for the closed meeting)

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 to the development application.

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 7 December 2020** be confirmed.

THAT the minutes of the Canterbury Bankstown Local Planning Panel DA-578/2016 - 236-240 Georges River Road, Croydon Park, deferred from 2 November 2020 - Electronically determined by the Panel on **Thursday 28 January 2021** be confirmed.

DECISION

1 26 AND 28 TRURO PARADE, PADSTOW: DEMOLITION OF EXISTING STRUCTURES AND CONSTRUCTION OF A MULTI DWELLING HOUSING DEVELOPMENT COMPRISING NINE DWELLINGS AND STRATA TITLE SUBDIVISION.

Site Visit

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

Written Submission

- A written submission was received for this matter from Marika Momircevksi.

Public Addresses

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

- Kim Williams (objector)
- Fiona & Glenn Leishman (objectors)
- Harry Galanos (objector)
- George Mourad (applicant)
- Tim Stewart (Town Planner)

Panel Assessment

Mr Ian Stromborg was the Community Panel Member present for the deliberation and voting for this matter.

The Panel considered that the proposed development was, on balance, worthy of approval. The Panel gave careful consideration to the fact that the development was now prohibited but for the savings clause in clause 1.8A(2) of the Bankstown Local Environmental Plan 2015. However, the Panel gave weight to the intent of clause 1.8A(2) which was to save undetermined development applications of this type. The Panel was also supportive of the written request to justify the contravention of the maximum wall height development standard. In this regard, the Panel concluded that compliance with the standard was unnecessary in the circumstances as the breach did not cause any additional environmental impact.

The Panel carefully considered the impacts of the proposal on the adjoining properties in terms of overshadowing and loss of privacy. The Panel concluded that these impacts were not of such affect to warrant refusal of the application but that a condition of consent requiring some amelioration of the overlooking was required.

The Panel also concluded that a number of additional/amended conditions were required to address matters raised by the objectors to the application.

CBLPP Determination

THAT:

1. Pursuant to the provisions of clause 4.6 of the Bankstown Local Environmental Plan 2015 ("the LEP"), the Panel is satisfied that the written request in relation to the contravention of the maximum wall height development standard in clause 4.3(2B)(c)(ii) of the LEP has adequately addressed the required matters in clause 4.6 of the LEP. The Panel agrees that the written request demonstrates that compliance with the development standard is unnecessary in the circumstances of the case and there are sufficient environmental planning grounds to justify contravening the development standard. Further, the Panel considers that the proposed development will be in the

public interest because it is consistent with the objectives of the maximum wall height standard and the objectives for development within the Residential R2 zone in which the development is proposed to be carried out.

2. Development Application DA-159/2019 RE: Demolition of existing structures and construction of a multi dwelling housing development comprising nine dwellings and Strata Title subdivision, be **APPROVED** in accordance with the Council staff report recommendation, subject to the following amendments to the recommended conditions:
 - An additional condition to provide as follows before the issue of a construction certificate: "All of the first floor dormer windows on Units 5 and 9 are to be fitted with angled vertical louvres for the full height of the windows so that the louvres are directed to view towards Salt Pan Creek."
 - An additional condition to provide as follows: "The developer is to ensure that all vehicles associated with the development during its construction must only use the subject site and the immediately adjoining road reserve for deliveries or similar purposes. Under no circumstances are the driveways or road reserve areas of other properties in Truro Parade to be used for the turning or manoeuvring of construction vehicles."
 - Condition 33 is to be amended to refer to "24 Truro Parade".
 - An additional sentence be added to Condition 94 to read: "The garages for all other units are at all times to be used primarily for the parking of motor vehicles."

Vote: 4 – 0 in favour

The meeting closed at 6.45pm