

**CITY OF CANTERBURY BANKSTOWN**

**MINUTES OF THE**

**CANTERBURY BANKSTOWN LOCAL PLANNING PANEL MEETING**

**HELD ONLINE MONDAY 1 NOVEMBER 2021**

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**PANEL MEMBERS**

**PRESENT:** Mr Anthony Hudson - Chairperson  
Mr David Epstein - Expert Member  
Ms Barbara Perry - Expert Member  
Mr Karl Saleh - Community Representative Roselands

**STAFF IN**

**ATTENDANCE:** Ms Maryann Haylock (Local Planning Panel Administration Officer)  
Mr Ian Woodward (Manager Development, not present for the closed session)  
Mr George Gouvatsos (Coordinator Planning, not present for the closed session)  
Ms Robyn Winn (Coordinator Governance, not present for the closed session)  
Ms Kristy Bova (Team Leader Planning, not present for the closed session)  
Ms Haroula Michael (Senior Town Planner, not present for the closed session)

**THE CHAIRPERSON DECLARED THE MEETING OPEN AT 6:03 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.

**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 **11 October 2021** be confirmed.

## DECISION

### 1 DA-113/2020 – 409 BURWOOD ROAD, BELMORE: ALTERATIONS TO EXISTING COMMERCIAL BUILDING AND ADDITIONS TO THE REAR INCLUDING RESIDENTIAL APARTMENTS AND AT GRADE PARKING, FOR ONE COMMERCIAL TENANCY AT GROUND LEVEL AND 11 RESIDENTIAL APARTMENTS OVER FOUR STOREYS

#### Site Visit

A virtual online inspection of the site was undertaken by the Panel members prior to the public hearing.

#### Public Addresses

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

- Ron Edgar (Architect representing applicant)
- Mark Solomon (Planner representing applicant)

#### Panel Assessment

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

The Panel agrees that the current development proposal is too much for the site and is an overdevelopment.

The Panel recognises that there are a number of competing design issues and requirements which makes this a difficult site to economically develop.

These issues include balancing the difficult rear access, the 12m site width, keeping the front façade, satisfying light and ventilation and addressing future adjoining development especially as this is the first redevelopment project for the area.

The Panel questions whether it is necessary to keep the whole existing building and whether just the façade could be kept (as referred to in the controls) which could then provide more scope to address widening the lane which will be required for reasonable access and traffic flow especially as redevelopment takes place along this section of Belmore.

The reversing of vehicles, problems with sight lines and usability of all car spaces must be resolved with such a narrow laneway for access.

The isolation of the lift and stairs as a separate component also seems to create issues especially for addressing possible impacts for future adjoining development.

The justification for the selected mix of units would need some further expert / market evidence if there was to be a variation of the controls.

The lift overrun issue (possible height breach) would need to be addressed by a specific section showing the details as any breach would require a cl 4.6 variation.

#### CBLPP Determination

THAT Development Application DA-113/2020 be **REFUSED** in accordance with the Council staff report recommendation.

**Vote: 4 – 0 in favour**

The meeting closed at 6:32pm