

**CITY OF CANTERBURY BANKSTOWN**

**MINUTES OF THE**

**CANTERBURY BANKSTOWN LOCAL PLANNING PANEL MEETING**

**HELD ON MONDAY 12 JULY 2021**

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**PANEL MEMBERS**

**PRESENT:** Mr Grant Christmas - Chairperson  
Mr Stephen Kerr - Expert Member  
Mr Barbara Perry - Expert Member  
Graeme Wilkinson - Community Representative Revesby  
Mr Karl Saleh - Community Representative Roselands

**STAFF IN**

**ATTENDANCE:** Ms Maryann Haylock (Local Planning Panel Administration Officer)  
Ms Robyn Winn (Coordinator Governance)  
Mr Ian Woodward (Manager Development, not present for the closed session)  
Mr Stephen Arnold (Coordinator Planning West, not present for the closed session)  
Mr George Gouvatsos (Coordinator Planning East, not present for the closed session)  
Mr Bob Steadman (Team Leader Planning East, not present for the closed session)  
Ms Alice Pettini (Executive Planner, not present for the closed session)  
Mr Fergus Ryan (Town Planner, not present for the closed session)  
Mr Jeremy Swan (Independent Town Planning consultant, 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 applicant's representatives.

**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.

**CONFIRMATION OF MINUTES OF PREVIOUS MEETING**

THAT the minutes of the Canterbury Bankstown Local Planning Panel Meeting held on 7 July 2021 be confirmed.

## DECISION

- 1 **DA-954/2020 - 715 HENRY LAWSON DRIVE, EAST HILLS: DEMOLITION OF EXISTING GARAGE, CONSTRUCTION OF A DETACHED SECONDARY DWELLING AND CONSTRUCTION OF AN OUTBUILDING WITH DOUBLE GARAGE.**

### **Site Visit**

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

### **Public Addresses**

There was no public address in respect to this item.

### **Panel Assessment**

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

The Panel considered that the proposal was an appropriate design subject to increased setbacks for the proposed garage from Lucas Road and an increased setback for the proposed secondary dwelling from Henry Lawson Drive.

### **CBLPP Determination**

THAT Development Application DA-954/2020 be **APPROVED** in accordance with the Council staff report recommendation, subject to the addition of the following condition:

3A) Design Modification – Proposed secondary dwelling:

The proposed setback of the whole of the secondary dwelling from the front property boundary to Henry Lawson Drive is to be increased by 1 metre.

Amended Plans detailing the design modification are to be provided to the certifying authority prior to the issue of a Construction Certificate.

**Vote: 4 – 0 in favour**

- 2 **DA-311/2021 – SHOP 2, 10-14 PADSTOW PARADE, PADSTOW: CHANGE OF USE OF SHOP 2, TO A DRESS HIRE SHOP WITH ASSOCIATED FITOUT.**

### **Site Visit**

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

### **Public Addresses**

There was no public address in respect to this item.

### **Panel Assessment**

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

The Panel considered that the proposed use was desirable for the purpose built commercial and retail premises which serve to activate the ground plane of the public car park.

### **CBLPP Determination**

THAT Development Application DA-311/2021 be **APPROVED** in accordance with the Council staff report recommendation, subject to an amendment to proposed condition 17 to refer to “four (4) off street car parking spaces” being provided for the use.

**Vote: 4 – 0 in favour**

### **3 DA-279/2021 – 223A BONDS ROAD, RIVERWOOD: INSTALLATION OF TWO PREFABRICATED PORTABLE STRUCTURES TO BE USED FOR STORAGE AND GENERAL PURPOSES FOR THE AUSTRALIAN AIR LEAGUE**

#### **Site Visit**

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

#### **Public Addresses**

There was no public address in respect to this item.

#### **Panel Assessment**

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

The Panel considered that the proposed structures were an acceptable form of development and were worthy of approval.

### **CBLPP Determination**

THAT Development Application DA-279/2021 be **APPROVED** in accordance with the Council staff report recommendation.

**Vote: 4 – 0 in favour**

### **4 DA-117/2020 – 153-155 PENSURST ROAD, NARWEE: DEMOLITION OF EXISTING ON SITE STRUCTURES AND CONSTRUCTION OF AN EIGHT STOREY SHOP TOP HOUSING DEVELOPMENT COMPRISING 34 RESIDENTIAL UNITS ABOVE TWO RETAIL PREMISES WITH TWO LEVELS OF BASEMENT CAR PARKING. THE APPLICATION IS CLASSIFIED AS INTEGRATED DEVELOPMENT PURSUANT TO THE WATER MANAGEMENT ACT 2000**

#### **Site Visit**

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

#### **Public Addresses**

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

- Ms Danielle Allen (objector)
- Mr Peter Lonergan (representing applicant)

#### **Panel Assessment**

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

The Panel considered that designing an appropriate development for this site was challenging having regard to the depth of the site and the existing built form of the recently constructed building immediately to its north. In this regard, the Panel noted the building typology of the development to the north which did not observe a 45 degree building height plane to Station Lane (as required by the Council's DCP) and relied on an undersized central courtyard in an attempt to overcome the excessive building depth had imposed constraints on the subject site.

However, the Panel considered that a holistic approach needed to be taken to an amended design which had regard to the internal courtyards of the building to the north but also to establish a building typology which would facilitate development of the adjoining 7 Eleven site to the south. In this regard the Panel did not consider that it was necessary to observe the 45-degree height plane on the basis that this would improve solar access to the proposal and create a consistent streetscape on Station Lane and, of most importance, enable a more appropriate relationship to the courtyard of the building to the north, including, potentially, the creation of a wide 'slot' on Peshurst Road frontage which would open the central courtyard. A similar device would be employed on the southern elevation on Station Lane and carried through to the adjacent site when it is redeveloped.

The Panel did not consider it appropriate to defer the application having regard to the length of time it had been with the Council and the number of design amendments that are required to ensure an appropriate form of development that would be worthy of approval.

**CBLPP Determination**

THAT Development Application DA-117/2020 be **REFUSED** in accordance with the Council staff report recommendation.

**Vote: 4 – 0 in favour**

The meeting closed at 6:32pm.