

**CITY OF CANTERBURY BANKSTOWN**

**MINUTES OF THE**

**CANTERBURY BANKSTOWN LOCAL PLANNING PANEL MEETING**

**HELD ON MONDAY 1 AUGUST 2022**

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**PANEL MEMBERS**

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

**STAFF IN**

**ATTENDANCE:** Ms Maryann Haylock (Local Planning Panel Administration Officer)  
Mr Camille Lattouf (Manager City Strategy and Design Spatial Planning, not present for the closed session)  
Ms Robyn Winn (Coordinator Governance and Property Services)  
Mr Patrick Lebon (Coordinator Strategic Assessment Spatial Planning, not present for the closed session)  
Ms Amita Maharjan (Strategic Planner Spatial Planning, not present for the closed session)

**THE CHAIRPERSON DECLARED THE MEETING OPEN AT 6.01 PM.**

**INTRODUCTION**

The Chairperson welcomed all those present and explained the function of the Canterbury Bankstown Local Planning Panel is to consider the report and the recommendation from the Council staff and any public submissions and provide advice to Council on the planning proposal.

**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 6 June 2022** be confirmed.

## DECISION

### 1 **81-95 BORONIA ROAD, GREENACRE: APPLICATION TO AMEND THE BANKSTOWN LOCAL ENVIRONMENTAL PLAN 2015: 81-95 BORONIA ROAD, GREENACRE**

#### **Site Visit**

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

#### **Written Submission**

- Written submissions were received for this matter from Mr Graeme Horsnell, Mr & Mrs Ayoub and Kevin C T. Council also received three phone calls from residents objecting to the proposal.

#### **Public Addresses**

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

- Mr Craig Chung - Strategic Legal Consultant (representing applicant)
- Two speakers gave prior notice to speak but neither of them were present in the public meeting.

#### **Panel Assessment**

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

The Panel was advised that the applicants had met with the Council earlier in the day to discuss changes to the Planning Proposal.

As a result of these discussions the applicant made a formal request to the Panel that the Panel defer consideration of the Planning Proposal to enable the applicant to make amendments to the Planning Proposal and discuss these amendments with the Council.

The applicant suggested that proposed amendments would be aimed at addressing concerns raised in the report before the Panel.

The Panel agrees to the matter being deferred.

In addition the Panel recognises that this is an important site that would be able to contribute to new housing, including affordable housing. The Panel agrees that the site is suitable for a medium density housing development.

The Panel also recognises that further work is required to resolve a final agreeable form of development. This work should include:

- a resolution of flooding issues
- b traffic modelling
- c the extent of existing and proposed future affordable housing on the site
- d waste removal arrangements for proposed development.

#### **CBLPP Decision**

THAT the Panel's consideration of the Planning Proposal to amend the Bankstown Local Environmental Plan 2015 for 81-95 Boronia Road, Greenacre be deferred.

**Vote: 4 – 0 in favour**

The meeting closed at 6:07pm