

CITY OF CANTERBURY BANKSTOWN

MINUTES OF THE

CANTERBURY BANKSTOWN LOCAL PLANNING PANEL MEETING

**HELD IN THE COUNCIL CHAMBERS
BANKSTOWN**

ON 13 JUNE 2018

PANEL MEMBERS

PRESENT: Mr Grant Christmas - Chairperson
Ms Helen Deegan - Expert Member
Ms Barbara Perry - Expert Member
Mr Allan Winterbottom - Community Representative Bankstown
Mr Tony Rodi - Community Representative Roselands

STAFF IN

ATTENDANCE: Ms Chauntelle Mitchell (Local Planning Panel Administration Officer)
Mr Brad McPherson (Manager Governance, not present for the closed session)
Mr Mitchell Noble (Manager Spatial Planning, not present for the closed session)
Ms Lia Chinnery (Coordinator Governance - Information and Committees, not present for closed session)
Mr Warren Farleigh (Team Leader Urban Planning, not present for the closed session)
Ms Naomi L'Oste-Brown (Specialist Planner, not present for the closed session)
Ms Shona Porter (Senior Planner, 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 recommendation from the Council staff and the submissions made by objectors and the proponents and/or the proponents' representative(s). The Chairperson further advised that, given all items on the agenda for this meeting are planning proposals, the Panel would be making a recommendation to Council for each item.

DECLARATIONS OF INTEREST

The Chairperson asked the Panel if any member needed to declare a pecuniary interest in any of the items on the agenda.

Mr Winterbottom (community representative) declared a non-pecuniary conflict of interest that is not significant in that he knew, on a professional level and as a former councillor, one of the proponents for item 1. The Chairperson accepted the disclosure and permitted Mr Winterbottom to remain during consideration of this Item.

DECISION

1 **PLANNING PROPOSAL: 998 PUNCHBOWL ROAD (1499 CANTERBURY ROAD), PUNCHBOWL**

Site Visit

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

Public Addresses

- Ms Barbara Coorey (objector)

Panel Assessment

Mr Allan Winterbottom was the community panel member present for the deliberation and voting for this matter.

The Panel considered the site the subject of the planning proposal is too small to accommodate the potential development of the scale and bulk proposed.

The Panel has placed significant weight on Council's in principle adoption of the Canterbury Road Review. The Panel notes that the proposal is inconsistent with the proposed zone, height and FSR outlined in the Canterbury Road Review. Further, there has been no public exhibition of the planning proposal.

CBLPP Recommendation

THAT:

Council not proceed with the planning proposal for 998 Punchbowl Road (1499 Canterbury Road), Punchbowl, based on the significant strategic studies that have been undertaken which have considered the future zone, FSR and height controls for Canterbury Road. In particular Recommendation 15 – Review Planning Proposals for Consistency has been considered.

Vote: 4 – 0 in favour

DECISION

2 **PLANNING PROPOSAL: 677-687 CANTERBURY ROAD AND 46-48 DRUMMOND STREET, BELMORE**

Site Visit

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

Written Submission

A written submission was received for this matter from an objector.

Public Addresses

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

- Mr Angelo Andresakis (submitter on behalf of owner of 35 Anderson Street, Belmore)
- Ms Leonie Hope (objector - owner of 37 Anderson Street, Belmore)
- Ms Barbara Coorey (objector and local resident)
- Mr Warwick Stimson (representing proponent)

Panel Assessment

Mr Tony Rodi was the community panel member present for the deliberation and voting for this matter.

The Planning Panel has considered this proposal and has regard to the community submissions received and the extensive documentation provided in the form of studies and the council officer's report.

The Panel has placed significant weight on Council's in principle adoption of the Canterbury Road Review. This Panel considers that the planning proposal is not consistent with the Review, specifically in regard to employment lands and given that it is outside of a junction and locality. The proposal is also inconsistent with the principles of the South District Plan. The Panel notes there was a site compatibility certificate issued in July 2014. However, this certificate was predicated on previous policy positions.

The Panel notes that the applicant proposes to amend their Planning Proposal to reflect the corridor strategy FSR, however it was felt that given the planning history of this site that a new planning proposal be formally lodged and considered. To date, no comprehensive assessment of any planning proposal has been considered by Council or the community therefore it is not appropriate for any planning proposal to proceed to Gateway.

CBLPP Recommendation

THAT:

The planning proposal for 677-687 Canterbury Road and 46-48 Drummond Street, Belmore, not progress as it is not consistent with the current strategic planning directions of Council.

Vote: 4 – 0 in favour

DECISION

3 PLANNING PROPOSAL: 754-774 CANTERBURY ROAD, BELMORE

Site Visit

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

Public Addresses

There was no public address for this item.

Panel Assessment

Mr Tony Rodi was the community panel member present for the deliberation and voting for this matter.

The Panel has placed significant weight on Council's in principle adoption of the Canterbury Road Review. A general point is made by the Panel that the total context of the Canterbury Road Review is to identify junctions and localities for future development as opposed to carrying out development along the frontage to Canterbury Road. This strategy is to ensure that appropriate community facilities and amenities for increased residential densities are planned and can be provided. This includes public open space for future residents and other facilities with a focus on building communities.

CBLPP Recommendation

THAT:

Council not proceed with the planning proposal at 754-774 Canterbury Road, Belmore, for the reasons outlined in the planning officer's report. The proposed increase in height and FSR would facilitate an outcome in excess of anything envisaged by the most recent strategic planning review.

Vote: 4 – 0 in favour

DECISION

4 PLANNING PROPOSAL: 1112-1186 CANTERBURY ROAD, ROSELANDS

Site Visit

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

Public Addresses

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

- Ms Barbara Coorey (objector)

Panel Assessment

Mr Tony Rodi was the community panel member present for the deliberation and voting for this matter.

The Panel has placed significant weight on Council's in principle adoption of the Canterbury Road Review. Given the extensive strategic planning work, which includes the corridor review and support documents as well the Greater Sydney Commission South District Plan, undertaken since the original decision, it is considered that this planning proposal should not proceed.

CBLPP Recommendation

THAT:

Council not proceed with the planning proposal at 1112-1186 Canterbury Road, Roselands, for the reasons outlined in the planning officer's report.

Vote: 4 – 0 in favour

5 PLANNING PROPOSAL: 1375 CANTERBURY ROAD, PUNCHBOWL

Site Visit

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

Public Addresses

- Ms Barbara Coorey (objector)

Panel Assessment

Mr Tony Rodi was the community panel member present for the deliberation and voting for this matter.

The Panel has placed significant weight on Council's in principle adoption of the Canterbury Road Review. That given the extensive strategic planning investigations and supporting documentation including the Canterbury Road Review and current South District Plan, this

planning proposal is no longer relevant or current and should not proceed. Any future planning proposals for this site need to consider planning provisions that will be identified once the Victoria Road locality boundaries within the Canterbury Road Review are determined.

CBLPP Recommendation

THAT:

Council not proceed with the planning proposal for 1375 Canterbury Road, Punchbowl.

Vote: 4 – 0 in favour

6 PLANNING PROPOSAL: 642-644 CANTERBURY ROAD, 650-658 CANTERBURY ROAD, 1-3 PLATTS AVENUE AND 2, 2A-2D LIBERTY STREET, BELMORE

Site Visit

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

Written Submission

- Pacific Planning (on behalf of the proponent – submitted on 8 June 2018)
- A written objection was received from an objector.

Public Addresses

- Mr John Ouzounidis (objector and owner of 650-658 Canterbury Road and 2 Liberty Street, Belmore)
- Ms Barbara Coorey (objector)
- Mr James Matthews and Mr Matthew Daniel (representing the proponent)

Panel Assessment

Mr Tony Rodi was the community panel member present for the deliberation and voting for this matter.

The Panel had the following concerns in regard to the planning proposal:

- Potential isolation of site A from a development outcome of site B;
- Inconsistency with the Canterbury Road Review, the Greater Sydney Commission's South District Plan and development control documents such as the Apartment Design Guide;
- The proponent has not fully demonstrated how the current planning proposal and proposed development complies with the current strategic planning documents referred to above, through a submission of an updated consolidated planning proposal (as opposed to the submission of the proponent's planning consultant dated 7 June 2018).

Even if the applicant was to amend the proposal to more closely align with the current strategy, the Panel concluded that other planning merit issues are unlikely to be satisfied.

CBLPP Recommendation

THAT:

The planning proposal for 642-644 Canterbury Road, 650-658 Canterbury Road, 1-3 Platts Avenue and 2, 2A-2D Liberty Street, Belmore, not progress as it is not consistent with the current strategic planning directions of Council.

Vote: 4 – 0 in favour

The meeting closed at 11.02 p.m.