

CITY OF CANTERBURY BANKSTOWN

MINUTES OF THE

CANTERBURY BANKSTOWN LOCAL PLANNING PANEL MEETING

HELD ON 8 MAY 2024

PANEL MEMBERS Alison McCabe - Chairperson
PRESENT: Peter Monks - Expert Member
Marcus Trimble - Expert Member
Linda Eisler - Community Representative
Peter Menton - Community Representative

STAFF IN ATTENDANCE

Giuseppina Rossi (acting Local Planning Panel Administration Officer)
Brad McPherson (Manager Governance & Property Services, not present for the closed session)
Ian Woodward (Manager Development, not present for the closed session)
Camille Lattouf (Manager Strategy & Design, not present for the closed session)
Patrick Lebon (Coordinator Strategic Assessments, not present for the closed session)
Stephen Arnold (Coordinator Planning West, not present for the closed session)
Christopher Phu (Senior Town Planner, not present for the closed session)
Sophie Griffiths (Town Planner, not present for the closed session)

The Chairperson declared the meeting open at 6.00 pm

ACKNOWLEDGEMENT OF COUNTRY

The Canterbury Bankstown Local Planning Panel acknowledges the traditional custodians of the land, water and skies of Canterbury-Bankstown, the Darug People. The Panel recognises and respects Darug cultural heritage, beliefs and relationship with the land and the Panel acknowledges the First Peoples' continuing importance to the CBCity community.

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 providing 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.

CONFIRMATION OF PREVIOUS MEETING

The minutes of the Canterbury Bankstown Local Planning Panel Meeting held on 4 March 2024 were confirmed.

ITEMS

1. PLANNING PROPOSAL FOR 913-925 PUNCHBOWL ROAD & 21-23 CANTERBURY ROAD, PUNCHBOWL (RZ-1/2023)

Site Visit

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

Public Addresses

- Five written submissions from residents (against) were provided to the Panel.
- Michael Gheorghiu, Tudor Planning & Design (representing landowner) addressed the Panel.

Panel Assessment

Peter Menton was the Community Panel Member present for the deliberation and voting for this matter.

CBLPP Recommendation

The Panel is generally supportive of the proposed change to zoning and DCP development standards and provides the following comments:

- The Panel agrees that a site specific DCP is required to provide further detailed controls to guide the development. The DCP needs to include the adjacent site (23 Canterbury Road) and ensure that controls address appropriate setbacks to the boundary and interface with adjoining lands.

Planning Agreement

- The Panel agrees that an independent assessment of the value of the offer is required.
- The Panel questioned whether 5% affordable housing (or equivalent monetary contribution) is sufficient given the proposed uplift. Council needs to be satisfied that there is a proportional public benefit in the VPA.
- The Panel does not agree that open spaces required to meet the needs of the development itself is a public benefit, nor the satisfaction of required 7.11 contribution or infrastructure required to meet the needs of the development.
- The public benefit needs to be clearly articulated.

Flooding

- Further analysis of potential flood impacts is required to determine the suitability of the site for more intense development. There should be an understanding of the extent of landform change and potential offsite impacts in a broad sense.
- Indicative building envelopes may need to be setback further from flood hazard areas.
- DCP Controls should specify the habitable floor level to meet PMF.

Built Form

- Built form and therefore height controls should as a principal step down along Canterbury Road from the corner to the west and to the north along Punchbowl Road.
- Variations in height is supported but should be meaningful. Controls should reflect at least a six (6) metre height differentiation so that a differentiation is read in the streetscape.
- The height map should be simplified.
- The interface height at 11 metres is appropriate.

Landscape

- A greater emphasis on retaining existing vegetation adjoining the stormwater canal and along boundaries of the site is required.
- A 40% canopy cover on site is required. The Panel notes that the electricity easement poses a constraint to the height of vegetation and the ability to provide canopy cover (shading) in this area.
- A clear differentiation between public and required private and communal open space is needed.

Roads and Access

- All internal roads should be public roads including footpaths, shared paths, and nature strips.

Subject to consideration of the above matters the Panel supports the Planning Proposal proceeding to Gateway.

Vote: 4 – 0 in favour

2. **DA-1580-2023 - 41 WATTLE STREET, PUNCHBOWL:** Ancillary place of assembly associated with existing Community Centre

Site Visit

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

Public Addresses

Rhonda Jamleoui, Rockeman Town Planning (representing applicant) addressed the Panel, and provided a Certificated of Incorporation as an Association.

Panel Assessment

Peter Menton was the Community Panel Member present for the deliberation and voting for this matter.

CBLPP Determination

THAT Development Application DA-1580-2023 be **REFUSED** for the reasons in the Council staff report and an amendment to reason 10 to read as follows:

10. The intensification of the proposed development, pursuant to the provisions of Section 4.15(1)(c) of the Environmental Planning and Assessment Act 1979, is unsatisfactory and is likely to adversely impact on the privacy and amenity of adjoining residential development.

Vote: 4 – 0 in favour

3. **DA-907/2023 - 44 & 46 WELLINGTON ROAD, CHESTER HILL:** Demolition of existing structures and construction of a six storey residential flat building comprising 42 apartments, two levels of basement parking containing 58 car spaces and associated landscaping.

This item was withdrawn by Council.

4. **DA-305/2022/B - 41 BURBANK AVENUE, EAST HILLS:** Demolition of existing dwelling and construction of a two storey attached dual occupancy with shared semi basement garage, shared spa/pool and strata title subdivision into two lots, with existing waterfront boatshed, ramp and gazebo to be retained. Section 4.55(2) Modification: 1m increase to overall wall height, 1m increase to overall building height, increase floor to ceiling heights, consolidate upper ground floor slab level, minor layout changes to basement ramp entrance, upper ground floor staircase void increase, and new external stairs on side setbacks

Site Visit

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

Public Addresses

Tim Cooper, Chapman Planning (representing applicant) addressed the Panel.

Panel Assessment

Linda Eisler was the Community Panel Member present for the deliberation and voting for this matter.

CBLPP Determination

THAT Development Application 305/2022/B be **REFUSED** for the reasons in the Council staff report.

Vote: 4 – 0 in favour

5. **DA-135/2023 - 57 STODDART STREET, ROSELANDS:** Demolition of existing structures and construction of a 40 place child care centre with basement parking

Site Visit

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

Public Addresses

- One submission from residents (requesting an amendment) was provided to the Panel.
- Michael Gheorghiu, Tudor Planning & Design (representing landowner) and Chris Tsioulos (applicant) addressed the Panel.

Panel Assessment

Linda Eisler was the Community Panel Member present for the deliberation and voting for this matter.

CBLPP Determination

THAT

1. Development Application DA-135/2023 be **DEFERRED** for amended plans and additional information that address the following:
 - i. Detail of how the acoustic measures can be constructed in proximity to the retained trees. The details are to include proposed materials, construction methodology and cross sections.
 - ii. Details of how the stormwater concept plan can be implemented with the retention of trees and proposed acoustic measures.
 - iii. All acoustic measures and materials are to be detailed on the architectural plans, in elevation and section.
 - iv. The outdoor terrace area at RL46.26 is to be reduced in height or setback from the southern boundary. All acoustic measures are to be setback from the southern boundary.
 - v. The basement carpark is to be setback from the northern boundary by 1 metre.
 - vi. The bin enclosure within the front setback is to be deleted and replaced with landscaping.
 - vii. All mechanical plant is to be shown on architectural drawings and include acoustic requirements.
 - viii. The Plan of Management is to be updated to reflect the acoustic report recommendations.
 - ix. Shadow diagrams are to be prepared on a survey base that show existing and proposed shadows overlaid on the same drawing.
 - x. Details of all boundary fences (including height and materials) is to be shown on architectural plans and included a cross section.
 - xi. All drawings are to be updated to ensure consistency between architectural, stormwater and acoustic requirements.
2. The applicant is to submit an amended package that addresses the above points.
3. Council is to prepare a supplementary report assessing the amended package for the Panel's consideration.
4. The Panel will determine the matter via an electronic meeting.

Vote: 4 – 0 in favour

The meeting closed at 7.05 pm