

CITY OF CANTERBURY BANKSTOWN

MINUTES OF THE

CANTERBURY BANKSTOWN LOCAL PLANNING PANEL MEETING

HELD ON 9 OCTOBER 2023

PANEL MEMBERS

PRESENT: Mr Grant Christmas - Chairperson
Mr Stephen Pearse – Expert Member
Mr Marcus Trimble – Expert Member
Mrs Linda Eisler - Community Representative Bankstown and Bass Hill

STAFF IN

ATTENDANCE: Ms Leisha McCarthy (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 Nicholas Aley (Team Leader Planning West, not present for the closed session)
Mr Warren Terry (Senior Town Planner, not present for the closed session)

THE CHAIRPERSON DECLARED THE MEETING OPEN AT 6.01 PM.

ACKNOWLEDGEMENT OF COUNTRY

The City of Canterbury Bankstown acknowledges the traditional custodians of the land, water and skies of Canterbury-Bankstown, the Darug (Darag, Dharug, Daruk, Dharuk) People. We recognise and respect Darug cultural heritage, beliefs and relationship with the land. We acknowledge the First Peoples' continuing importance to our CBCity community.

ANNUAL PECUNIARY INTEREST DECLARATIONS

That the tabling of the Disclosure of interest Returns for 2022/23 be noted.

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 determining the DAs on the agenda.

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 **29 August 2023**, by electronic determination, be confirmed. THAT the minutes of the Canterbury Bankstown Local Planning Panel Meeting held on **4 September 2023** be confirmed.

DECISION

- 1 DA-1028/2020 31/177 BANKSIA ROAD, GREENACRE:** DEMOLITION OF EXISTING BUILDINGS ON STRATA LOT 31 IN SP 88998 AND CONSTRUCTION OF A RESIDENTIAL FLAT BUILDING DEVELOPMENT COMPRISING 71 APARTMENTS (55 X 2-BED UNITS AND 16 X 3-BED UNITS) RANGING IN HEIGHT FROM 3-6 STOREYS WITH BASEMENT CAR PARKING, AND WITH STRATA SUBDIVISION

Site Visit

A group site inspection was undertaken by the Panel members prior to the public hearing. The Panel were also given a briefing on-site by Council officers.

Public Addresses

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

- Dr Mouna Sawan (against).

Panel Assessment

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

The Panel agrees with the recommendations from Council Officers, except for reason 2. The Panel notes that Transport NSW do not support the Development Application, as proposed road widening and upgrade works may require acquisition of the site.

CBLPP Determination

THAT Development Application DA-1028/2020 be **REFUSED** in accordance with the Council staff report recommendation, with the amended wording to reason 2:

Reason 2

- Transport for New South Wales do not support the development as proposed road widening and upgrade works may require acquisition of the site [pursuant to Section 4.15(1)(c) of the Environmental Planning and Assessment Act, 1979].

Vote: 4 - in favour / 0 - against

- 2 DA-95/2022 25-27 WALDRON ROAD, CHESTER HILL:** DEMOLITION OF EXISTING STRUCTURES AND CONSTRUCTION OF A 4 STOREY RESIDENTIAL FLAT BUILDING CONTAINING 32 APARTMENTS (OF WHICH 16 APARTMENTS ARE AFFORDABLE HOUSING UNDER SEPP (HOUSING) 2021 WITH SINGLE LEVEL BASEMENT CAR PARKING AND LANDSCAPING

Site Visit

A group site inspection was undertaken by the Panel members prior to the public hearing. The Panel were also given a briefing on-site by Council officers.

Public Addresses

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

- John-Paul Baldi, Architect (on behalf of applicant).

Panel Assessment

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

The Panel agreed that there is a need to overcome the shortcomings of the proposal as outlined in the Council Officers report, which detailed the numerous departures from the

applicable development standards and controls.

The Panel considered that this Development Application would benefit from a referral to a Design Review Panel, in particular, a review of:

- Driveway Positioning;
- Streetscape engagement;
- Shape of Communal Open Space;
- Privacy Issues;
- Context Analysis; and
- Existing and future block form analysis.

CBLPP Determination

THAT Development Application DA-95/2022 be **REFUSED** in accordance with the Council staff report recommendation.

Vote: 4 - in favour / 0 - against

The meeting closed at 6:45pm