

CITY OF CANTERBURY BANKSTOWN

MINUTES OF THE

CANTERBURY BANKSTOWN LOCAL PLANNING PANEL MEETING

HELD ON 2 SEPTEMBER 2024

PANEL MEMBERS Julie Walsh - Chair
PRESENT Elisabeth Peet - Expert Member
Michael Baker - Expert Member
Osman Said - Community Representative.

STAFF IN ATTENDANCE

Joanna Niedbala - Administration Officer Local Planning Panel
Brad McPherson - Manager Governance and Property Services (not present for the closed session)
Ian Woodward - Manager Development (not present for the closed session)
Stephen Arnold - Coordinator Planning West (not present for the closed session)
Adrian Raccosta - Town Planner (not present for the closed session)
Natasha Parasiris - 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, recommendations from the Council staff and the submissions made by objectors.

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 5 August 2024 were confirmed.

ITEM:

1. **DA-479/2024 - 52 DENNIS STREET, LAKEMBA:** Demolition of existing structures and construction of a two-storey 64-place centre-based childcare facility with basement car parking for 13 vehicles, and 2 at-grade parking spaces.

Site Visit

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

Public Addresses

There were no public addresses in relation to this item.

Community Member

Osman Said was the Community Panel Member present for the deliberation and voting for this matter.

CBLPP Determination

THAT Development Application DA-479/2024 be **REFUSED** for the reasons in the Council staff report subject to the following amendments:

- Add an additional reason for refusal 7A:
The application has not adequately demonstrated safe access and egress and circulation within the basement car park. This is likely to lead to on street parking and vehicle congestion in the street.

Vote: 4 – 0 in favour

Reasons for decision

The Panel generally agrees with the Council staff report.

The Panel is of the view that there are too many children proposed which results in a number of unsatisfactory aspects to the proposal including -

1. Unsatisfactory design of the basement car park.
2. Traffic congestion and additional on street parking demand.
3. Parking in the front setback will create an unsafe pedestrian environment with vehicles reversing onto the street.
4. Loss of on street parking.
5. Adverse impact on streetscape arising from the parking in the front setback, lack of deep soil landscaping and bulky appearance of the building.
6. Amenity impacts on neighbours including noise, overshadowing, overlooking, visual impact from the acoustic fencing.
7. Adverse landscape character impacts due to the lack of deep soil in the front setback and the impact on the large tree in the backyard from footings of the retaining wall and the acoustic fence.
8. Solar impacts on the development itself due to the shadows cast by the acoustic fencing and the confined nature of the walled courtyard on the upper level.

The meeting closed at 6.02 pm