

CITY OF CANTERBURY BANKSTOWN

MINUTES OF THE

CANTERBURY BANKSTOWN LOCAL PLANNING PANEL MEETING

HELD ON 4 NOVEMBER 2024

PANEL MEMBERS Julie Walsh - Chair
PRESENT Lindsey Dey - Expert Member
Christopher Johnson AO - Expert Member
Vicki Chen - Community Representative
Steven Tuntevski - 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)
Matthew Stringer - Town Planner (not present for the closed session)
Christopher Phu - Senior 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 14 October 2024 were confirmed.

ITEMS

1. DA-567/2024 - 2A Johnston Road, Bass Hill

Erection and use of temporary structures for the purposes of a circus, with associated temporary employee accommodation and commercial activities

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

Steven Tuntevski was the Community Panel Member present for the deliberation and voting for this matter.

CBLPP Determination

THAT Development Application DA-567/2024 be **APPROVED** subject to the Council staff recommended Conditions of Consent, with the following amendments:

- Amend Condition 6 to read:

6 **Photographic Survey Requirement**

A photographic survey must be completed prior to and after the use of the site and construction, placement, or erection of any structures at the site. A copy of the photographic survey must be provided to Council prior to construction, placement, or erection commencing and at departure. At the end of the temporary use period the land, as far as is practicable, must be restored to the condition in which it was before the commencement of the use. The hirer is responsible for all repairs of damage to the location to a standard approved by Council.

Condition reason: To protect amenity and to avoid adverse impacts as a result of the temporary use.

- Deletion of Condition 8.

- Amend condition 11 to read:

11 **Compliance With BCA**

At all times, compliance is required with the Building Code of Australia (BCA), including (but not limited to), construction of temporary structures, installation of fire extinguishers, emergency lighting and exit signs, and toilet facilities.

Condition reason: To ensure that the proposed development is safe and fit for purpose.

- Amend Condition 22 to read:
22 **Flood Evacuation**
In accordance with the flood management plan required under this Determination Notice, in the event of a significant weather event where floodwaters rise above average levels, warning from SES and/or Bureau of Meteorology, or an indication from Council that the reserve is to be closed for a weather event, use of the site is to cease with all persons and animals being evacuated to a safe environment.

Motor vehicles are to be relocated, to an area with substantially less risk from flooding.

Condition reason: To protect and enhance the amenity of the occupants of the development site and the occupants of adjoining sites.
- Additional condition 52A to read:
52A **Carpark Signage**
A two-way indicative sign shall be erected and maintained at the Johnston Road entrance/exit indicating “Circus Parking/Entry” during the Circus operating times.

Vote: 4 – 0 in favour

Reasons for decision

The Panel generally agrees with the Council staff report. The Panel has amended some conditions for clarity.

Note

The Panel considers that it would be appropriate for the Council to review the policy “Use of exotic animals in circuses” October 2018.

2. DA-488/2024 - 166 and 168 Tower Street, Panania

Demolition of all existing structures, consolidation of lots, and construction of a 6-storey shop-top housing development containing 33 apartments, a 64-place child care centre on the ground floor, and basement parking

Site Visit

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

Public Addresses

Clr Wendy Lindsay, Matt Lawrence and Abhishek Chakraborty addressed the Panel speaking against the application.

Community Member

Vicki Chen was the Community Panel Member present for the deliberation and voting for this matter.

CBLPP Determination

THAT Development Application DA-488/2024 be **REFUSED** for the reasons in the Council staff report and the following additional reason:

22. Two lifts should be provided having regard to the number of apartments and the separate childcare use.

Vote: 4 – 0 in favour

Reasons for decision

The Panel generally agrees with the Council staff report.

The Panel notes a number of inconsistencies and inadequacies in the development application documentation.

The Panel also notes that the combination of excavation and the potential breach with the lift overrun compromises the design in an apparent endeavour to achieve an extra storey.

This site is the first to be redeveloped in B2 Zone in this locality of Panania. The proposal does not present a quality outcome, nor does it make a positive contribution to the emerging neighbourhood character or streetscape. The amenity for future residents is unsatisfactory in its present form.

The meeting closed at 6.20 pm