

CITY OF CANTERBURY BANKSTOWN
MINUTES OF THE
CANTERBURY BANKSTOWN LOCAL PLANNING PANEL MEETING
HELD ON 7 JULY 2025

PANEL MEMBERS Marcia Doheny - Chair
PRESENT Ursula Lang - Expert Member
 Jason Perica - Expert Member
 Linda Eisler - Community Representative
 Peter Menton - Community Representative.

STAFF IN ATTENDANCE

Joanna Niedbala - Administration Officer Local Planning Panel
Camille Lattouf - Manager City Strategy and Design (not present for the closed session)
Ian Woodward - Manager Development (not present for the closed session)
Mauricio Tapia - Coordinator Strategic Planning (not present for the closed session)
Robert Steedman - Team Leader Planning East (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, and recommendations from the Council staff.

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 Chair noted that the minutes of the Canterbury Bankstown Local Planning Panel meeting held on 2 June 2025 and minutes of the Canterbury Bankstown Local Planning Panel Meeting held on 19 June 2025 by electronic determination had been confirmed as correct by the Chairs of those meetings.

ITEMS

1. Planning Proposal – Special Entertainment Precincts

Public Addresses

There were no public addresses in respect to this item.

Community Member

Linda Eisler and Peter Menton were the Community Panel Members present for the deliberation and voting for this matter.

CBLPP Recommendation

A private briefing was held between Panel Members and Council staff and the key issue discussed was that the success or otherwise of the Special Entertainment Precincts will depend on the quality and breadth of the Precinct Management Plans which are yet to be developed. Also important will be a review of Council resources to support the success of the Precincts following the trial period.

The Panel considered the report on the Planning Proposal – Special Entertainment Precincts and supports the progress of the Planning Proposal for Gateway Determination.

The Panel provided the following advice for the Planning Proposal described above:

1. The Panel understands and supports the objectives of establishing the Special Entertainment Precincts in Campsie and Bankstown and the LEP amendments creating the Precincts progressing to a Gateway Determination.
2. However, the Panel considers that the success or otherwise of the Precincts will depend largely on the quality of the Precinct Management Plans yet to be developed and a review of Council resources to support the success of the Precincts following the trial period.
3. A number of areas of Council should be involved in order to ensure resources align with providing a successful night time precinct, including cleaning, maintenance, complaints management, stakeholder engagement, compliance and the ongoing assessment of whether policy or operational adjustments are needed as the Precincts are established and begin operation.
4. Comprehensive acoustic advice will also be essential to enable likely noise impacts to be identified and expert advice obtained on how they can be mitigated, including treatment at the source and receiver end for future development. This should include consideration of any sensitive receivers such as residential areas in close proximity to the Precinct boundaries.
5. The Panel supports the Precinct Management Plans (or other appropriate ancillary plans) including information addressing the following areas:
 - (a) How information will be provided to business owners wishing to operate in the Precincts.
 - (b) Complaints management.
 - (c) Management of noise impacts.
 - (d) Maintenance of public safety.
 - (e) Compliance approach.

- (f) Public transport availability.
- (g) Feedback from stakeholders including NSW Police and Liquor and Gaming.
- (h) Standards of presentation and cleanliness expected from business operators in the Precincts.

As Precinct Management Plans, Development Control Plan amendments and any ancillary related plans are important for the business and residential community to understand the implications of a new Special Entertainment Precinct, it is preferable the Planning Proposal be exhibited with these associated draft Plans.

The Panel also noted the need for planning certificates issued under section 10.7 of the *Environmental Planning & Assessment Act, 1974* that apply to properties in the locality of Precincts identify the existence of the Precincts.

Vote: 5 – 0 in favour

2. DA-372/2025 - 66 Rickard Road, Bankstown

Change of use from commercial premises to medical centre [Council Related Development Application]

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 respect to this item.

Community Member

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

CBLPP Determination

THAT Development Application DA-372/2025 be **APPROVED** subject to the Council staff recommended Conditions of Consent with the following amendments:

1. Amend Condition 4 to read as follows:

Signage Requires a Separate Application

A separate Development Application or Complying Development Certificate shall be submitted before the erection of any signage unless the proposed signage is "exempt development" in accordance with the relevant legislation.

Condition reason: *To protect and enhance the amenity of the occupants of the development site and the occupants of adjoining sites.*

2. Add additional Condition 5A as follows:

Mobility Access

The building must provide access and facilities for people with a physical disability in accordance with the Building Code of Australia and the Disability Discrimination Act.

If, in complying with this condition, amendments to the development are required, the design changes must be submitted to and approved by Council through a modification application before an occupation certificate being issued.

Condition reason: *To ensure compliance with the relevant Australian Standard and National Construction Code.*

3. Add additional Condition 5B as follows:

Occupation or Use

The occupation or use of the building must not commence unless an occupation certificate has been issued.

Condition reason: *To ensure compliance with the relevant New South Wales legislation.*

4. Amend Condition 6 to read as follows:

Hours of Operation

During ongoing use of the premises, the hours of operation of the medical centre is restricted to:

	<i>From</i>	<i>To</i>
<i>Monday</i>	<i>8:00am</i>	<i>5:00pm</i>
<i>Tuesday</i>	<i>8:00am</i>	<i>5:00pm</i>
<i>Wednesday</i>	<i>8:00am</i>	<i>5:00pm</i>
<i>Thursday</i>	<i>8:00am</i>	<i>5:00pm</i>
<i>Friday</i>	<i>8:00am</i>	<i>5:00pm</i>
<i>Saturday</i>	<i>Closed</i>	<i>Closed</i>
<i>Sunday</i>	<i>Closed</i>	<i>Closed</i>
<i>Public holidays</i>	<i>Closed</i>	<i>Closed</i>

Condition reason: *To protect and enhance the amenity of the occupants of the development site and the occupants of adjoining sites.*

5. Add additional Condition 16 as follows:

Accessible Bathrooms

Information must be made available to patients both in person (through the use of signage etc.) and on the medical centre's website regarding access to the building's accessible bathrooms.

Condition reason: *To protect and enhance the amenity of the occupants of the development site and the occupants of adjoining sites.*

6. Add additional Condition 17 as follows:

Accessing the site

The medical centre's website must make mention of public transport availability (buses and trains) which can be used to access the site.

Condition reason: *To protect and enhance the amenity of the occupants of the development site and the occupants of adjoining sites.*

7. Add the following note within the Consent in regards the frosting to the glass removal within the front reception area:

NOTE: *Should the Applicant wish to remove the frosting to the glass within the front reception area to increase the visibility of the medical centre, improve activation to the street frontage, and provide better amenity to waiting patients, this change is supported by the Local Planning Panel.*

Vote: 4 – 0 in favour

Reasons for decision

The Panel approves the application for the reasons set out in the Council staff report. The Panel has modified the conditions for clarity and certainty.

The meeting closed at 6.05 pm.