

CITY OF CANTERBURY BANKSTOWN
MINUTES OF THE
CANTERBURY BANKSTOWN LOCAL PLANNING PANEL MEETING
HELD ON 13 OCTOBER 2025

PANEL MEMBERS Julie Walsh - Chair
PRESENT Lindsey Dey - Expert Member
Alison McCabe - Expert Member
Vicki Chen - 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)
Nicholas Aley - Team Leader Planning West (not present for the closed session)
Juliette Kavanagh - Senior Town Planner (not present for the closed session)
Sally Charalambides - Heritage Advisor (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 report, 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 the agenda item. 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 8 September 2025 had been confirmed as correct.

ITEMS

1. **DA-438/2025 - 459 Chapel Road, Bankstown** *Demolition of all existing structures on the site*

Site Visit

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

Public Addresses

- Three written submissions (against) were provided to the Panel.

The following objectors addressed the Panel speaking against the application:

- Cllr Barbara Coorey (as individual private citizen),
- The Rev. Dr John Reynolds Bunyan,
- Antoinette Rakvin (on behalf of Lola Moulstone),
- Bing Wu,
- Roy Lumby, and
- Vasileios Xanthakos.

The following applicant's representatives addressed the Panel speaking in favour of the application and responded to Panel questions:

- Tom Fuggle, Sustainable Development Group Limited, and
- Michael Rowe, Beam Planning.

Community Member

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

CBLPP Determination

THAT Development Application DA-438/2025 be **APPROVED** subject to the Council staff recommended Conditions of Consent with the following amendments:

1. Amend Condition 3 to read as follows:

Temporary Fence or Hoarding

A 2.4m fence must be erected around the area of the development site. All fencing must be maintained throughout the construction period to ensure that the work area is secured.

Where the work is located within 3m of a public place, then a Type A or Type B hoarding must be constructed appropriate to the work proposed. An application for a Work Permit for such hoarding must be submitted to Council for approval before the commencement of building work/s.

Condition reason: *To ensure works undertaken are carried out in a safe manner in accordance with relevant policies.*

2. Amend Condition 9 to read as follows:

Archival Recording of Buildings that are to be Demolished

Prior to demolition commencing, Council's Manager Development must approve a full archival record of the buildings and landscape elements to be demolished.

The photographic archival recording is to be submitted in a digital format only and is to include the following:

- a) Site plan at a scale of 1:200 (or 1:500 if appropriate) of all structures and major landscape elements including their relationship to the street and adjoining properties and directional details of photographs taken.*
- b) Coloured photographs of:*
 - i. Each elevation (including interiors);*
 - ii. Each structure, built features and landscape features (including interiors);*
 - iii. Views to the subject property from each street and laneway or public space;*
 - iv. Loose furniture, fixtures and fittings as well as all salvaged elements of the church that form part of the Salvage Plan (Salvage Schedule) prepared by GBA Heritage dated July 2025.*

Photographic archival records must be taken in accordance with the 2025 guidelines authored by the Department of Climate Change, Energy, the Environment and Water.

Condition reason: *To ensure the protection of objects of potential significance during works.*

3. Amend Condition 10 to read as follows:

Salvage Plan

Prior to demolition commencing, Council's Manager Development must approve a methodology on how the items in the Salvage Plan (Salvage Schedule) prepared by GBA Heritage dated July 2025 are to be carefully salvaged, safely stored during any on site works and reinstated as part of a future Interpretation Plan.

Condition reason: *To ensure the protection of objects of potential significance during works.*

4. Amend Condition 11 to read as follows:

Salvage Plan

Prior to demolition commencing, Council's Manager Development must be provided with and approve details indicating the items identified in the Salvage Plan (Salvage Schedule) prepared by GBA Heritage dated July 2025 as well as the Able Seaman Allan Richard Maunsell Memorial Chair have been tagged and

catalogued with reference to their original location, dimensions, and new storage location.

Condition reason: *To ensure the protection of objects of potential significance during works.*

5. Amend Condition 12 to read as follows:

Salvage Plan

Prior to demolition commencing, Council's Manager Development must approve details of the location/storage facility for the salvaged items as well as all the items identified in the Salvage Plan (Salvage Schedule) prepared by GBA Heritage dated July 2025 including the Able Seaman Allan Richard Maunsell Memorial Chair.

Condition reason: *To ensure the protection of objects of potential significance during works.*

6. Add additional Condition 12A to read as follows:

Implementation of Demolition Report

The recommendations at Section 3.2 of the GBA Heritage demolition report (Issue B) dated November 2024 are to be implemented.

Condition reason: *To ensure the Heritage Interpretation Plan recommendations are implemented.*

7. Amend Condition 15 to read as follows:

Noise and Vibration

While site work is being carried out, noise generated from the site must be controlled in accordance with the requirements of the approved documentation.

Where no noise and vibration management plan is approved under this consent, the certifier is to ensure that any noise caused by demolition, vegetation removal or construction does not exceed an LAeq (15 min) of 5dB(A) above background noise, when measured at any lot boundary of the property where the site work is being carried out.

Condition reason: *To protect and enhance the amenity of surrounding properties.*

8. Amend Condition 23 to read as follows:

Discovery of Relics and Aboriginal Objects

While site work is being carried out, if a person reasonably suspects a relic or Aboriginal object is discovered:

- a. the work in the area of the discovery must cease immediately;*
- b. the following must be notified*
 - i. for a relic – the Heritage Council; or*
 - ii. for an Aboriginal object – the person who is the authority for the protection of Aboriginal objects and Aboriginal places in New South Wales under the National Parks and Wildlife Act 1974, section 85.*

Site work may recommence at a time confirmed in writing by:

- a. for a relic – the Heritage Council; or*
- b. for an Aboriginal object – the person who is the authority for the protection of Aboriginal objects and Aboriginal places in New South Wales under the National Parks and Wildlife Act 1974, section 85.*

In this condition:

“relic” means any deposit, artefact, object or material evidence that:

- relates to the settlement of the area that comprises New South Wales, not being Aboriginal settlement, and*
- is of State or local heritage significance; and*

“Aboriginal object” means any deposit, object or material evidence (not being a handicraft made for sale) relating to the Aboriginal habitation of the area that comprises New South Wales, being habitation before or concurrent with (or both) the occupation of that area by persons of non-Aboriginal extraction and includes Aboriginal remains.

Condition reason: *To ensure the protection of objects of potential significance during works.*

9. Add additional Condition 24 to read as follows:

Waste Management Plan

Prior to demolition, a Waste Management Plan (WMP) must be prepared and provided to the certifier.

The plan must be prepared:

- a. in accordance with:*
 - i. the Environment Protection Authority’s Waste Classification Guidelines as in force from time to time, and*
 - ii. a development control plan that provides for waste management that applies to the land on which the work or the clearing of vegetation is carried out, and*

- b. include the following information—
 - i. the contact details of the person removing waste,
 - ii. an estimate of the type and quantity of waste,
 - iii. whether waste is expected to be reused, recycled or sent to landfill,
 - iv. the address of the disposal location for waste.

A copy of the waste management plan must be kept on-site at all times while work approved under the development consent is being carried out.

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

10. Add additional Condition 25 to read as follows:

Waste Management

While demolition work is being carried out:

- a) *all waste management must be undertaken in accordance with the waste management plan, and*
- b) *upon disposal of waste, records of the disposal must be compiled and provided to, detailing the following:*
 - i) *The contact details of the person(s) who removed the waste.*
 - ii) *The waste carrier vehicle registration.*
 - iii) *The date and time of waste collection.*
 - iv) *A description of the waste (type of waste and estimated quantity) and whether the waste is to be reused, recycled or go to landfill.*
 - v) *The address of the disposal location(s) where the waste was taken.*
 - vi) *The corresponding tip docket/receipt from the site(s) to which the waste is transferred, noting date and time of delivery, description (type and quantity) of waste.*

If waste has been removed from the site under an EPA Resource Recovery Order or Exemption, records in relation to that Order or Exemption must be maintained and provided to the principal certifier and Council.

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

11. Add additional Condition 26 to read as follows:

Unexpected Finds

Should demolition works uncover any unexpected finds that alter previous assumptions made about the site with regard to heritage, all works shall cease immediately, and the applicant's heritage consultant shall report the find to Council and indicate how the unexpected find is to be resolved.

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

Vote: 4 – 0 in favour

Reasons for decision

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

The Panel heard from a number of objectors to the development and also considered three late written submissions including the submission from Pastor Shane Reynolds.

The Panel acknowledges the communities' concerns regarding the heritage and cultural significance of the site. However, the Panel notes that the question of heritage listing and conservation of the site has been considered on a number of occasions, most recently in 2024, where there was a conscious decision not to heritage-list the site. The Panel is satisfied that conservation of the site is not warranted having regard to the relevant criteria set out in "Assessing heritage significance – Guidelines for assessing places and objects against the Heritage Council of NSW criteria" (Department of Planning and Environment 2023).

The Panel notes the current State Significant Development Application SSD-79709963 (SSDA) includes provision for a community facility/place of public worship as required in order to maximise the FSR and height under Clause 6.41 of the Canterbury Bankstown LEP 2023.

The Panel also notes that the GBA Heritage Demolition Report recommends the preparation of an Archival Photographic Recording, a Heritage Interpretation Plan and a Salvage Schedule. The Panel has included specific conditions requiring preparation of these documents.

The meeting closed at 7.01 pm.