

CITY OF CANTERBURY BANKSTOWN

MINUTES OF THE

CANTERBURY BANKSTOWN LOCAL PLANNING PANEL MEETING

HELD ON 3 NOVEMBER 2025

PANEL MEMBERS

Marcia Doheny - Chair

PRESENT

Kate Bartlett - Expert Member

Marcus Trimble - Expert Member

Peter Menton - 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)

Juliette Kavanagh - 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 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 13 October 2025 had been confirmed as correct.

ITEM

1. **DA-598/2025 - 2 and 4 Vimy Street, Bankstown**

Construction of a five-storey residential flat building with 17 residential units (one for affordable housing) above two levels of basement car parking

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-598/2025 be **REFUSED**.

Vote: 4 – 0 in favour

Reasons for decision

The Panel agrees with the Council staff recommendation that the application should be refused and agrees with the Reasons for Refusal in the Council Assessment Report and the following reasons:

- The proposed development fails to respond to its context which includes special features in its immediate locality being the heritage listed War Service Housing Commission dwellings, and Bankstown Memorial Park, as well as Bankstown City Gardens.
- This lack of connection to the locality also results in a missed opportunity for the development to address the parkland views and create the significant increase in amenity that this would achieve for residents.
- The Panel also notes the inconsistencies with the Design Principles in Chapter 4 of SEPP Housing and its flow on impacts which have resulted in a significant number of noncompliances with the Apartment Design Guideline. These significant failures to achieve design excellence result overall in a poor-quality design that would produce inadequate amenity for future residents.

The meeting closed at 6.04 pm.