

CITY OF CANTERBURY BANKSTOWN

MINUTES OF THE

CANTERBURY BANKSTOWN LOCAL PLANNING PANEL MEETING

HELD ON 2 FEBRUARY 2026

PANEL MEMBERS

Patrick Carl Scully - Chair

PRESENT

Lee Kosnetter - Expert Member

Jason Perica - Expert Member

Linda Eisler - Community Representative

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)

Zena Ayache - Executive Planner (not present for the closed session)

Ryan Gardiner - Senior Town Planner (not present for the closed session)

Elliott Doumanis - External Consultant (not present for the closed session)

Jacky Chu - External Consultant (not present for the closed session).

The Chairperson declared the meeting open at 6.01 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 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 December 2025 had been confirmed as correct.

ITEMS

1. DA-634/2025 - 137, 139-143 and 147 Beamish Street, Campsie

Demolition of three existing buildings (Campsie Customer Service Building, former SSROC Building, Campsie Early Childhood Health Centre), and removal of 3x trees

Site Visit

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

Public Addresses

The following objectors addressed the Panel speaking against the application:

- Clr Barbara Coorey (as individual private citizen), and
- Vasileios Xanthakos.

The following applicant's representatives responded to Panel questions:

- Anthony Kiliias - URBIS,
- Andrew Smithwick - Canterbury Bankstown Council, and
- Peter Petro - Canterbury Bankstown Council.

Community Member

Linda Eisler was the Community Panel Member present for the deliberation and voting for this matter.

CBLPP Determination

THAT Development Application DA-634/2025 be **APPROVED** subject to the Council staff recommended Conditions of Consent with the following amendments:

1. Amend Condition 1 to read as follows:

Approved Development

Development must be carried out in accordance with the following approved plans and supporting documentation (stamped by Council), except where the conditions of this consent expressly require otherwise.

Document Name	Date	Revision	Prepared By
<i>Survey</i>	<i>24/02/2025</i>	<i>2</i>	<i>Wumara Group</i>
<i>Existing Site Plan</i>	<i>01/04/2025</i>	<i>A</i>	<i>Studio Hollenstein</i>
<i>Demolition Plan</i>	<i>01/04/2025</i>	<i>A</i>	<i>Studio Hollenstein</i>
<i>Erosion and Sediment Control Plan</i>	<i>01/04/2025</i>	<i>B</i>	<i>TTW</i>
<i>Geotechnical Investigation</i>	<i>14/03/2025</i>	<i>Rev 1</i>	<i>JK Geotechnics</i>
<i>Preliminary Site Investigation</i>	<i>04/04/2025</i>	<i>Rev 2</i>	<i>JK Geotechnics</i>
<i>Hazmat Assessment (137 Beamish Street)</i>	<i>13/10/2020</i>	<i>001</i>	<i>EDP Consultants</i>

Document Name	Date	Revision	Prepared By
<i>Hazmat Assessment (139-143 Beamish Street)</i>	<i>10/03/2020</i>	<i>001</i>	<i>EDP Consultants</i>
<i>Hazmat Assessment (147 Beamish Street)</i>	<i>12/08/2020</i>	<i>001</i>	<i>EDP Consultants</i>
<i>Heritage Impact Statement</i>	<i>14/04/2025</i>	<i>1</i>	<i>Urbis</i>
<i>Statement of Environmental Effects</i>	<i>14/04/2025</i>	<i>03</i>	<i>Urbis</i>
<i>Cost Estimate</i>	<i>24/03/2025</i>	<i>1</i>	<i>Wilde and Woollard</i>
<i>Arboricultural Impact Assessment</i>	<i>24/11/2025</i>	<i>4</i>	<i>Australis Tree Management</i>
<i>Tree Protection Plan</i>	<i>24/11/2025</i>	<i>4</i>	<i>Australis Tree Management</i>
<i>Tree Protection Specifications</i>	<i>24/11/2025</i>	<i>4</i>	<i>Australis Tree Management</i>

Note: In the event of any inconsistency between the approved plans and the supporting documentation, the approved plans prevail.

Note: In the event of any inconsistency between the approved plans and a condition of this consent, the condition prevails.

2. Amend Condition 1.2 to read as follows:

While site work is being carried out, the removal and retention/protection of trees must be undertaken in accordance with the conditions of consent as applicable.

- a. *The following trees may be removed:*

Council Ref. No.	Species	Location
<i>T14</i>	<i>Robinia pseudoacacia (Robinia)</i>	<i>Rear (East) of Childhood Health Centre</i>
<i>T15</i>	<i>Magnolia x soulangeana (Magnolia)</i>	<i>Front (West) of Childhood Health Centre</i>
<i>T17</i>	<i>Thuja occidentalis "Lutescens" (American Arborvitae)</i>	<i>Front (West) of Childhood Health Centre</i>

- b. *All other trees within the site must be retained and protected.*

3. Amend Condition 2.5f to read as follows:

Prior to the commencement of demolition works, a Demolition Management Plan is to be prepared which outlines the measures to be implemented to ensure that the demolition will not compromise the effective and ongoing operation and function of Beamish Street.

4. Amend Condition 2.5m to read as follows:

A recycling certificate is required to be issued from an authorised recycling partner which demonstrates that waste has been safely separated and handled, including details the types materials recycled. If less than 80% is diverted from

landfill, this must be explained, including the measures taken to maximise re-use and recycling. Re-use is preferred to recycling.

5. Amend Condition 3.4 to read as follows:

Demolition is to be limited as follows:

- a. The former Council Customer Service Building is to be demolished down to the in-ground slab and retaining walls only.*
- b. The SSROC Building is to be demolished down to the in-ground slab only.*
- c. The Early Childhood Health Centre is to be demolished down to the in-ground slab only.*

No further demolition below the in-ground slabs or removal of retaining walls is to occur without the prior written approval of Council. The site shall not be left in a condition where exposed soil can potentially enter the stormwater system in the event of storms or floods.

Vote: 4 – 0 in favour

Reasons for decision

The Panel approves the Development Application for the reasons set out in the independent Assessment Report. The Panel has amended Conditions for greater clarity regarding the scope of the approval and to provide a mechanism to improve and monitor reuse and recycling of material.

The Panel took into accounts residents' objections to the development, and issues raised in verbal addresses to the Panel, but the Panel was satisfied that the Council Assessment Report and the Conditions imposed adequately considered those issues.

In terms of concerns related to the asserted heritage significance of the existing building/site, the Panel noted the site was neither a heritage item, nor within a heritage conservation area, while neither Council's Local Environmental Plan nor Development Control Plan required assessment of the heritage significance of this site (as opposed to impacts on the significance of an adjoining heritage item, which occurred). The Panel was advised that the independent external heritage review of the proposal originally requested review of the potential heritage significance of the site, but upon questioning did not press that request. From the site observations and information before the Panel, the Panel did not agree that deferral of the application to review potential significance of the site was warranted.

In term of concerns related to inadequate community consultation, the Panel noted that the Council's Community Participation Plan did not require consultation for demolition of a building which is not heritage listed. Despite that, a wide surrounding area was notified of the proposal. The Panel was advised of past extensive consultation regarding future development of the site by representatives of the Council, as proponent, at the Panel meeting. However, to be clear, the Panel is not sitting in the shoes of Council as landowner and proponent, but rather as a determining authority for a DA. In that regard, the Panel was satisfied that appropriate consultation had occurred regarding the DA proposal, having regard to the legislative framework.

2. DA-555/2025 - 19 and 21 Banks Street, Padstow

Demolition of existing structures, consolidation of existing allotments, and construction of a 4-storey, 51-room co-living housing development with basement parking

Site Visit

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

Public Addresses

The following objectors addressed the Panel speaking against the application:

- John Styles,
- Chi Wah Lui,
- Michael Counsel,
- Murat Tinaz, and
- Clr Wendy Lindsay (as individual private citizen).

The following applicant's representatives responded to Panel questions:

- Jonathon Wood, Think Planners,
- Rudy Jasin, CDArchitects, and
- Jacky He, Wealthland Group.

Community Member

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

CBLPP Determination

THAT Development Application DA-555/2025 be **APPROVED** subject to the Council staff recommended Conditions of Consent with the following amendments:

1. Amend Condition 1 to read as follows:

Approved Plans and supporting documentation

Development must be carried out in accordance with the following approved plans and documents, except where the conditions of this consent expressly require otherwise.

<i>Approved plans</i>				
<i>Plan number</i>	<i>Revision number</i>	<i>Plan title</i>	<i>Drawn by</i>	<i>Date of plan</i>
DA1005	E	Site Plan	CDArchitects	18/12/2025
DA1006	B	Demolition Plan	CDArchitects	8/09/2025
DA1101	D	Basement Floor Plan	CDArchitects	13/10/2025
DA1102	D	Ground Floor Plan	CDArchitects	13/10/2025
DA1103	D	Level 1	CDArchitects	13/10/2025
DA1104	C	Level 2	CDArchitects	13/10/2025
DA1105	E	Level 3	CDArchitects	18/12/2025
DA1106	D	Roof Floor Plan	CDArchitects	18/12/2025
DA2001	C	Elevation 1	CDArchitects	8/09/2025

Approved plans				
Plan number	Revision number	Plan title	Drawn by	Date of plan
DA2002	E	Elevation 2	CDArchitects	18/12/2025
DA3001	F	Section A	CDArchitects	18/12/2025
DA3002	D	Section B	CDArchitects	13/10/2025
DA3003	B	Driveway Section	CDArchitects	18/08/2025
DA5001	D	Pre + Post Adaptable Unit Layout	CDArchitects	13/10/2025
DA7041	E	Finishes Schedule	CDArchitects	18/12/2025
DA7051	B	Deep Soil Zone	CDArchitects	18/08/2025
DA-L101	C	Landscape Plan: Ground Floor	CDArchitects	22/10/25
DA-L102	C	Landscape Plan: Level 03	CDArchitects	22/10/25
DA-L103	C	Landscape typical details and maintenance schedule	CDArchitects	22/10/25

In the event of any inconsistency between the approved plans and documents, the approved plans prevail. In the event of any inconsistency with the approved plans and a condition of this consent, the condition prevails.

Condition reason: *To ensure the development is built and remains consistent with approved plans and documentation.*

2. Amend Condition 2 to read as follows:

Design Amendments

Before the issue of a construction certificate, the certifier must ensure the approved construction certificate plans (and specifications) detail the following required amendments to the approved plans (stamped by Council) and supporting documentation:

- a. The south-east facing bedroom windows of Rooms 110, 210 & 310 are to be amended to have a sill height of at least 1.5m above the finished floor level.*
- b. The balconies of Rooms 107-110 inclusive, 207-210 inclusive and 306-310 inclusive are required to provide a 1.6m high sliding privacy screens across the entire north-eastern edge of each balcony, in addition to, and to match in detail, the fixed privacy screens to balconies on the plans/elevations.*
- c. All bathroom/ensuite windows are required to be opaque.*
- d. Access arrangements to the lift on level 3 are to be altered to ensure that residents do not enter or travel through the communal room to use the lift. This may include a side-opening door to the central corridor and/or partition walls separating the communal room from the corridor. Notwithstanding that the communal room is not accessible after 10pm, access to the fire stairs in the event of an emergency must be maintained.*
- e. The northern side return of the communal open space (covered by the awning) shall be non-accessible and shall be replaced by a permanent planter bed to a height of 1m, with inground irrigation, and low planting to allow light into the communal room to the south. The northern return window to*

the communal room shall be amended accordingly and the awning above the area can either be retained or removed.

Condition reason: *To appropriately address privacy impacts, impacts between a potential future building to the north and ensure the orderly development of land.*

3. Add additional Condition 13A to read as follows:

Housing and Productivity Contribution

Before the issue of the first construction certificate issued as part of this consent, the housing and productivity contribution (HPC) set out in the table below is required to be made.

<i>Housing and productivity contribution</i>	<i>Amount</i>
<i>Housing and productivity contribution (base component)</i>	<i>\$49,114.16</i>

The HPC must be paid using the NSW planning portal.

At the time of payment, the amount of the HPC is to be adjusted in accordance with the Environmental Planning and Assessment (Housing and Productivity Contributions) Order 2024 (HPC Order).

The HPC may be made wholly or partly as a non-monetary contribution (apart from any transport project component) if the Minister administering the Environmental Planning and Assessment Act 1979 agrees.

The HPC is not required to be made to the extent that a planning agreement excludes the application of Subdivision 4 of Division 7.1 of the Environmental Planning and Assessment Act 1979 to the development, or the HPC Order exempts the development from the contribution.

The amount of the contribution may be reduced under the HPC Order, including if payment is made before 1 July 2025.

Condition reason: *To require contributions towards the provision of regional infrastructure.*

4. Add additional Condition 13B to read as follows:

Detailed Site Investigation (DSI)

A Detailed Site Investigation (DSI) with adequate subsoil sampling must be undertaken and submitted to Council following the demolition of all existing structures, in line with the recommendations of the submitted Preliminary Site Investigation. The Detailed Site Investigation shall be carried out in accordance with the NSW EPA Guidelines. The assessment is to be undertaken by a suitably qualified Environmental Consultant. The Detailed Site Investigation is to

characterise site soils and groundwater to assess the nature and extent of any soil and groundwater contamination (if present).

Should the findings of the DSI confirm the presence of contamination, subject to the degree and extent of impact(s), it may be necessary to develop a remedial works strategy to mitigate any associated risks and make the site suitable for the proposed land use.

Condition reason: *To address potential contamination, protect the natural environment of the development site and adjoining lands.*

5. Amend Condition 46 to read as follows:

Landscaping Plan

A detailed landscape plan prepared by a qualified landscape architect or qualified landscape designer must be approved by the certifier before the issue of a construction certificate. The landscape plan must be prepared in accordance with Council's DCP 2023 and must include the following features, notations and specifications:

- a. The location of existing and proposed structures on the subject property/properties, including existing and proposed trees, impermeable areas, landscaped areas, deep soil zones, fixed furniture, shade structures, lighting, and other features,*
- b. Details of earthworks and soil depths, including mounding and retaining walls and planted boxes,*
- c. The location, number, pot size and type of chosen plant species. Details of planting procedures and long-term maintenance (if any),*
- d. One 75ltr (minimum) major canopy tree shall be planted within the front setback to the development,*
- e. Details of drainage and watering systems (if any), and*
- f. All trees planted on the site are to have a minimum pot size of 75L as shown in the approved Landscape Plans referred to in Condition 1, and must also have a minimum height of 1.8m when planted.*

Condition reason: *To ensure compliance with the relevant Canterbury Bankstown policy.*

6. Amend Condition 59 to read as follows:

Dilapidation report

No less than 14 days before the commencement of any site or building work, the adjoining owner(s) must be provided with a copy of the dilapidation report for the following properties:

- 23 Banks Street Padstow*
- 1 Nigel Place Padstow.*

Condition reason: To protect existing public and private infrastructure and building works during demolition, construction and ongoing use of the development.

7. Amend Condition 96 to read as follows:

Plan of Management

A final Plan of Management (POM) is to be submitted to Council for approval. The Plan of Management must address the ongoing management and operational aspects of co-living housing, including waste minimisation and recycling.

The POM referred to in Condition 7 is to be amended to:

- a. Replace all references to the building being a boarding house, to reflect the approved use as “co-living housing”.*
- b. Amend the reference to “all mail boxes within 100m” within the section “Complaints Mechanism: External” (page 14), and instead include a map that identifies all properties to be notified within 100m of the site on Nigel Place, Banks Street and Stephanie Street, as well as the three closest blocks within the Padstow Park complex at 68 Davies Road, being those that share a boundary with Nigel Place properties.*

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

Vote: 4 – 0 in favour

Reasons for decision

The Panel determines to approve the Development Application for the reasons set out in the Assessment Report. The Panel has noted that the relatively recent change in the LEP zoning to R4 will result in community concerns both as uplift developments occur (with this being the first) and the close proximity of the R2 zoning to this property.

The Panel heard and considered objectors’ concerns regarding parking, noise and removal of trees and was generally satisfied that despite these concerns the development should proceed. The Panel noted that the required minimalist parking requirements was part of the controls, but which was also underpinned by a well held view by experts on mobility and co-living developments that tenants of these buildings have much less need or desire to use motor vehicles as compared to the residents of a conventional residential flat building.

With some slight amendments to the Draft Conditions, the Panel was satisfied that the Development Application was suitable for approval.

The meeting closed at 7.43 pm.