

**CITY OF CANTERBURY BANKSTOWN**

**MINUTES OF THE**

**CANTERBURY BANKSTOWN LOCAL PLANNING PANEL MEETING**

**HELD ON 2 MARCH 2026**

---

**PANEL MEMBERS** Patrick Carl Scully - Chair  
**PRESENT** Glennys James PSM - Expert Member  
Elisabeth Peet - Expert Member  
Peter Menton - Community Representative  
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)  
Patrick Lebon - Coordinator Strategic Assessments (not present for the closed session)  
Nicholas Aley - Team Leader Planning West (not present for the closed session)  
Sameer Jassal - Strategic Planner (not present for the closed session)  
Fiona Kordahi - 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.

Elisabeth Peet declared a pecuniary conflict of interest in Item 3 - DA-1524/2023 - 67 Auld Avenue, 41 and 77 Keys Parade, 1 Luderick Avenue, 40 Prescott Parade and 265 Horsley Road, Milperra, as she is employed by Transport for NSW and Roads and Maritime Services is

one of the landowners for the item. Ms Peet said she would exclude herself from deliberation and voting on the matter.

The Chairperson also asked the Panel if any member needed to declare a conflict of interest in the agenda item. There were no further declarations of interest.

### **CONFIRMATION OF PREVIOUS MEETING**

The Chair noted that the minutes of the Canterbury Bankstown Local Planning Panel meeting held on 2 February 2026 had been confirmed as correct.

### **ITEMS**

**1. Planning Proposal for 81A-89 Rosedale Avenue, Greenacre and 48A Gibson Avenue, Padstow (RZ-2/2025)**

*Amendments to the CBLEP by rezoning the subject sites from SP2 Electricity Transmission or Distribution Network to E4 General Industrial and introducing an FSR of 1:1.*

#### **Public Addresses**

There were no public addresses in respect to this item.

#### **Community Member**

Peter Menton and Steven Tuntevski were the Community Panel Members present for the deliberation and voting for this matter.

#### **CBLPP Recommendation**

The Panel is satisfied that both sites satisfy the requirements for both strategic and site-specific merit and are suitable to proceed to Gateway.

The Panel provides the following advice to Council in relation to the Planning Proposal:

1. Council should ensure that it is satisfied that any indicative development scheme that supports the Planning Proposal provides a suitable interface to nearby residential development and provides for an appropriate level of car parking on site in accordance with Council's Development Control Plan.

**Vote: 5 – 0 in favour**

**2. DA-522/2025 - 77, 79, 81 Auburn Road and 19 Neutral Avenue, Birrong**

*Demolition of existing structures and construction of a 5 storey mixed use development with affordable housing, comprising 7 commercial tenancies and 50 residential units, with basement car parking, landscaping and site works.*

*This development application is "nominated integrated development" and requires approval under the Water Management Act 2000.*

*Note: This application, being for community infrastructure (affordable housing) having a Capital Investment Value greater than \$5m, will be determined by the Local Planning Panel on behalf of Council.*

#### **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.

The following applicant's representatives responded to Panel questions:

- Darren Laybutt, GAT & Associates Pty Ltd, and
- Russell Olsson, Olsson Architecture.

## **Community Member**

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

## **CBLPP Determination**

THAT Development Application DA-522/2025 be **APPROVED** subject to the Council staff recommended Conditions of Consent with the following amendments:

1. Amend Condition 27 to remove the paragraph commencing with words "*If the engineer is denied access ....*" to read as follows:

### ***Dilapidation report***

*Before the issue of a construction certificate, a suitably qualified engineer must prepare a dilapidation report detailing the structural condition of adjoining buildings, structures or works, and public land, to the satisfaction of the certifier.*

*The adjoining buildings include the following properties:*

- *Southern adjoining properties: 83 – 85 Auburn Road, Birrong*
- *Eastern adjoining property: 15 Neutral Avenue, Birrong.*

*Where access has not been granted to any adjoining properties to prepare the dilapidation report, the report must be based on a survey of what can be observed externally and demonstrate, in writing, to the satisfaction of the certifier, that all reasonable steps were taken to obtain access to the adjoining properties.*

*No less than 14 days before any site work commences, adjoining building owner(s) must be provided with a copy of the dilapidation report for their property(ies) and a copy of the report(s) must be made available to Council upon request.*

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

2. Amend Condition 67 with the number of days from "7" to "14" to read as follows:

### **Dilapidation report**

*Before the commencement of any site or building work, the principal certifier must ensure the adjoining building owner(s) is provided with a copy of the dilapidation report for their property(ies) no less than 14 (fourteen) days before the commencement of any site or building works and provide a copy of the report to Council at the same time.*

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

3. Add additional Condition 63A under “Building Work Before Issue of a Construction Certificate” Section to read as follows:

### **Electrical Vehicle charging equipment**

*Provision for EV charging in accordance with the below requirements:*

- a. *All residential car parking spaces must be ‘EV-Ready’. An ‘EV-Ready’ car space requires the provision of a backbone cable tray and a dedicated spare 15A circuit within an EV Distribution Board enabling future installation of a smart EV charger and cabling to the EV Distribution Board.*
- b. *Provide EV Distribution Boards of sufficient size to allow connection of all ‘EV-Ready’ car spaces.*
- c. *Locate EV Distribution board(s) so that no future ‘EV-Ready’ car space will require a cable run greater than 55m from the parking bay to an EV distribution board and, ensure that no cables will obstruct vehicular circulation aisles. Development shall provide cable trays, electrical cabinets, and conduits sufficient to accommodate the electric circuitry to each ‘EV-Ready’ and ‘EV Equipped’ car space.*
- d. *EV Distribution Boards are to be dedicated to EV charging that is capable of supplying not less than 50% of EV connections at full power (full power being each individual connection being provided with not less than 2kW power and preferably 7kW power) at any one time during off-peak periods, to minimize impacts to maximum demand loads. To deliver this, an EV Load Management System and an active suitably sized connection to the main switchboard is required.*
- e. *EV Load Management System is to be capable of:*
  - *Reading real time current and energy from the EV chargers under management via ethernet connection;*
  - *Determining, based on known installation parameters and real time data, the appropriate behaviour of each EV charger to minimise building peak power demand whilst ensuring electric vehicles connected are fully recharged;*
  - *Scale for residents to engage an EV Load Management provider to provide additional smart chargers to residential car spots over time;*
  - *Ensuring each multi-unit residential ‘EV-Ready’ car parking spaces be metered separately to their individual account as part of the ‘EV Ready’ system.*

*Before the issue of a construction certificate, the certifier must ensure the construction certificate plans and specifications reflect the requirements of this condition.*

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

4. Add additional Condition 139A under “Before Issue of an Occupation Certificate” Section to read as follows:

***Electrical Vehicle charging equipment***

*The measures listed under condition 63A shall be implemented on site prior to the issue of an Occupation Certificate*

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

5. Delete Condition 169.

**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 took into accounts residents’ objections to the development, and the Panel was satisfied that the Council Assessment Report and the Conditions imposed adequately considered those issues.

Prior to consideration of the following item, Elisabeth Peet declared a pecuniary conflict of interest in the matter as she is employed by Transport for NSW and Roads and Maritime Services is one of the owners of the land. Ms Peet left room prior to consideration of the matter and did not vote on the matter in closed session.

3. **DA-1524/2023 - 67 Auld Avenue, 41 and 77 Keys Parade, 1 Luderick Avenue, 40 Prescott Parade and 265 Horsley Road, Milperra (previously known as 40 and 56 Prescott Parade, 67, 67A, 90 and 100 Auld Avenue and 265 Horsley Road, Milperra)**  
*Construction of a publicly accessible shared cycleway and pedestrian access path along the Georges River, including elevated sections, and a bridge over mangroves and the northern creek, and ancillary works.*  
*The proposed development is designated development, and nominated integrated development requiring a Controlled Activity Approval under the Water Management Act 2000 from the NSW Department of Primary Industries (Water).*

**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 that 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-1524/2023 be **APPROVED** subject to the Council staff recommended Conditions of Consent with the following amendments:

1. Amend Condition 75 to read as follows:

#### ***Site Audit Statement***

*A Site Audit Statement is to be obtained from a NSW EPA Accredited Site Auditor. The Site Audit Statement must confirm that the site has been remediated in accordance with the relevant approved Remediation Action Plans associated with Determination Notice No. DA-370/2020 and that the site is suitable for the proposed use.*

*Where the Site Audit Statement is subject to conditions that require ongoing review by the Auditor or Council, these must be reviewed and approved by Council prior to the issue of a Site Audit Statement.*

*Evidence of final sign off from the site auditor that the recommendations of the Remedial Action Plan approved under DA-370/2020 have been implemented, shall be provided to the Certifier prior to the issue of an occupation certificate for the Shared Path.*

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

2. Delete Condition 36.

**Vote: 3 – 0 in favour**

#### **Reasons for decision**

The Panel determines to approve the Development Application for the reasons set out in the Assessment Report.

The meeting closed at 6.09 pm.