

**CITY OF CANTERBURY BANKSTOWN**

**MINUTES OF THE**

**CANTERBURY BANKSTOWN LOCAL PLANNING PANEL MEETING**

**HELD IN THE COUNCIL CHAMBERS  
BANKSTOWN**

**ON 5 JUNE 2018**

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**PANEL MEMBERS**

**PRESENT:** Ms Jan Murrell - Chairperson  
Ms Helen Deegan - Expert Member  
Ms Barbara Perry - Expert Member  
Ms Kayee Griffin - Community Representative Canterbury  
Mr Tony Rodi - Community Representative Roselands

**STAFF IN**

**ATTENDANCE:** Mr Lia Chinnery (Coordinator Governance - Information and Committees)  
Mr Mitchell Noble (Manager Spatial Planning, not present for the closed session)  
Mr Warren Farleigh (Team Leader Urban Planning, not present for the closed session)  
Ms Naomi L'Oste-Brown (Specialist Planner, not present for the closed session)  
Ms Chauntelle Mitchell (Local Planning Panel Administration Officer, not present for the closed session)

**THE CHAIRPERSON DECLARED THE MEETING OPEN AT 6.00 PM.**

**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 the recommendation from the Council staff and the submissions made by objectors and the proponent/s and/or the proponents' representative(s). The Chairperson further advised that, given all items on the agenda for this meeting are planning proposals, the Panel would be making a recommendation to Council for each item.

**DECLARATIONS OF INTEREST**

The Chairperson asked the Panel if any member needed to declare a pecuniary interest in any of the items on the agenda. There were no declarations of interest.

**DECISION**

**1 PLANNING PROPOSAL: 251-267 CANTERBURY ROAD, CANTERBURY**

**Site Visit**

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

**Written Submission**

- A written submission was received for this matter.

### **Public Addresses**

There was no public address for this item.

### **Panel Assessment**

Ms Kayee Griffin was the community panel member present for the deliberation and voting for this matter.

The Panel considered the Council officer's report and the accompanying documentation and studies on planning and strategic matters and makes the following recommendation with respect to this planning proposal.

The Panel also notes the submissions that have been received in respect of this planning proposal that forms part of the documentation considered.

### **CBLPP Recommendation**

THAT:

1. The Council not proceed with the planning proposal at 251-267 Canterbury Road, Canterbury, for the reasons outlined in the planning officer's report. This report refers to the significant strategic studies that have been undertaken which have considered future desirable FSR and height controls for Canterbury Road. In particular Recommendation 7 - Built Form has been considered.
2. The planning provisions of the site be reviewed in accordance with the Canterbury Road Review when the boundaries of the Wonga Street junction are determined.
3. Any future planning proposal should be considered in terms of the cumulative impact along Canterbury Road and within the framework of future strategic and statutory requirements once formulated and adopted.

**Vote: 4 – 0 in favour**

## **DECISION**

### **2 PLANNING PROPOSAL: 403-411 CANTERBURY ROAD AND BLOCK BOUND BY CANTERBURY ROAD, UNA STREET, PERRY STREET AND STANLEY STREET, CAMPSIE**

#### **Site Visit**

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

#### **Written Submission**

- A written submission was received for this matter.

#### **Public Addresses**

There was no public address for this item.

#### **Panel Assessment**

Ms Kayee Griffin was the community panel member present for the deliberation and voting for this matter.

The Planning Panel has considered this proposal and has regard to the community submissions received and the extensive documentation provided in the form of studies and the council officer's report.

### **CBLPP Recommendation**

THAT:

1. The Council not proceed with the planning proposal for the land known as 403-411 Canterbury Road and the block bounded by Canterbury Road, Una Street, Perry Street and Stanley Street, Campsie, for the reasons stated in the planning officers report.
2. Given the significant size and uniqueness of this site and its current role as zoned for employment purposes, the site needs to be carefully reviewed before any rezoning for housing in the context of the effect of reducing employment lands within the local government area.
3. Any planning proposals should be considered in the context of cumulative impacts along Canterbury Road (this includes RMS comments) and within the framework of future strategic and statutory requirements that will evolve from the council studies that are currently being undertaken.

**Vote: 4 – 0 in favour**

### **DECISION**

#### **3 PLANNING PROPOSAL: 538-546 CANTERBURY ROAD AND 570-580 CANTERBURY ROAD, BELMORE**

##### **Site Visit**

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

##### **Written Submission**

- A written submission was received for this matter.

##### **Public Addresses**

There was no public address for this item.

##### **Panel Assessment**

Ms Kayee Griffin was the community panel member present for the deliberation and voting for this matter.

The Panel is of the view that planning proposals must be considered in the context of the Canterbury Road Review which identifies the requirement to allow for an assessment of community needs.

A general point is made by the Panel that the total context of the Canterbury Road Review is to identify nodes/junctions/localities as opposed to the frontage to Canterbury Road to ensure that appropriate community facilities and amenities for increased residential densities are planned and can be provided. This includes public open space for future residents and other facilities with a focus on building communities, as opposed to continuous development along Canterbury Road.

### **CBLPP Recommendation**

THAT:

1. The Council not proceed with the planning proposal for 538-546 Canterbury Road and 570-580 Canterbury Road, Belmore, given it is inconsistent with the recommendation and findings of the Canterbury Road studies and review.

2. Any future planning proposals must have regard to the findings of the Canterbury Road Review to allow for the proper consideration of the public benefit and the impacts on the community both present and future.

**Vote: 4 – 0 in favour**

## **DECISION**

### **4 PLANNING PROPOSAL: 642-644 CANTERBURY ROAD, 650-658 CANTERBURY ROAD, 1-3 PLATTS AVENUE AND 2, 2A-2D LIBERTY STREET, BELMORE**

#### **Site Visit**

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

#### **Written Submission**

- A written submission was received for this matter.

#### **Public Addresses**

The following people addressed the meeting in relation to this item:

- Mr James Matthews and Mr Matthew Daniel (representing the proponent)

#### **Panel Assessment**

Mr Tony Rodi was the community panel member present for the deliberation and voting for this matter.

The Planning Panel decided to defer this matter to the next Local Planning Panel meeting on 13 June 2018. The proponent made submissions with respect to receiving notice belatedly for this matter on the agenda this evening and requested the matter be deferred.

The Panel notes that priority mail letters were sent to the applicant, however, given the circumstances, and in the interest of procedural fairness, the Panel has decided that the matter be deferred to allow the proponent the opportunity to respond to the matters raised in the planning report.

The Chair advised Mr Matthew Daniel and Mr James Matthews, that their submission must be delivered to the Council no later than 10 a.m. Friday, 8 June 2018, and that an electronic copy also be forwarded to the Council by 10 a.m. on 8 June 2018. This is to allow the Panel members for the 13 June 2018 Local Planning Panel meeting to consider their submission.

As a consequence the community has the opportunity to make a submission to the Council by 10 a.m. Monday, 11 June 2018. (It is noted that Monday is a public holiday so the 10 a.m. Monday will be 10 a.m. Tuesday, 12 June 2018). The community responses are also to be in an electronic format if possible.

This Panel suggests the proponents be advised by email of the new timetable so that there is no misunderstanding as to the timetable for next week's meeting.

The Panel considered that this was the most appropriate course of action in the circumstances of the case.

**CBLPP Recommendation**

THAT the Planning Proposal in relation to 642-644 Canterbury Road, 650-658 Canterbury Road, 1-3 Platts Avenue and 2, 2A-2D Liberty Street, Belmore be **DEFERRED** to the Local Planning Panel meeting on 13 June 2018, to allow the proponent the opportunity to respond to the matters raised in the planning report.

**Vote: 4 – 0 in favour**

The meeting closed at 7:20 p.m.