

CITY OF CANTERBURY BANKSTOWN

MINUTES OF THE

CANTERBURY BANKSTOWN LOCAL PLANNING PANEL MEETING

HELD ON MONDAY 17 AUGUST 2020

PANEL MEMBERS

PRESENT: Mr Grant Christmas - Chairperson
Ms Jan Murrell - Expert Member
Mr David Epstein - Expert Member
Mr Graeme Wilkinson - Community Representative

STAFF IN

ATTENDANCE: Ms Maryann Haylock (Local Planning Panel Administration Officer)
Mr Brad McPherson (Manager Governance, not present for the closed session)
Mr Simon Manoski (Director Planning, not present for the closed session)
Ms Shona Porter (Coordinator Strategic Planning, not present for closed session)
Ms Robyn Winn (Coordinator Governance, not present for the closed session)

THE CHAIRPERSON DECLARED THE MEETING OPEN AT 6.04 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 report and the recommendation from the Council staff and the submissions made by objectors and the applicant and/or the applicant's representative(s) and providing advice to Council on a planning proposal.

APOLOGIES

There were no apologies received.

DECLARATIONS OF INTEREST

The Chairperson asked the Panel if any member needed to declare a conflict of interest for any of the items on the agenda. There were no declarations of interest. Further, all Panel Members had submitted written Declarations of Interest returns prior to the meeting.

CONFIRMATION OF MINUTES OF PREVIOUS MEETING

That the minutes of the Canterbury Bankstown Local Planning Panel Meeting held on Monday 10 August 2020 be confirmed.

DECISION

1 APPLICATION TO AMEND BANKSTOWN LOCAL ENVIRONMENTAL PLAN 2015: 1 LEICESTER STREET, CHESTER HILL (CHESTER SQUARE)

Site Visit

Panel members carried out their own site inspections prior to the public hearing.

Written Submission

A written submission was received for this matter by the following people:

- Joe Gabrych
- John Etheredge
- Tammy Barnett
- Alice O'Connor
- Jacqueline Roser
- Barry Barnett
- Alan Rawlinson
- Nicole Raymond
- Mirta Togini
- Nadia Montgomerie
- Lloyd Newman
- Ron Duckworth
- Julie Ha
- Yasmin Fashik
- Lorraine Yii
- Stacey Gabrych

Public Addresses

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

- Tania Mihailuk (MP)
- Gary Roser
- Lynn Beevers
- Karen McPhillips
- Tom Maricic
- Carol Tomkinson
- David Crawford
- Chris Deer
- Roydon Ng
- Phil Colley
- Pauline Kelly
- Emiliana Estanislao
- Walid Hussein
- Aaron Sutherland – Sutherland & Associates Planning (representing applicant)
- Nick Turner – Turner architects (representing applicant)

PANEL DETERMINATION:

The Panel carefully considered the competing planning matters in its assessment of the proposal.

After consideration of the Council officer's report and the public addresses of the submitters and the representatives of the Applicant, the Panel notes the following:

1. Due to the scale of renewal sought, a broader review of planning controls for the Chester Hill Town Centre will be necessary if Council decides to proceed with the planning proposal. This will ensure that a consistent built form character for Chester Hill and appropriate infrastructure investment is achieved.
2. The planning proposal has strategic merit but there needs to be a broader contextual framework to ensure the amelioration of any impacts and to ensure that the economic stimulus has wider community benefits. It is important that any uplift in the development potential of the subject site does not result in it becoming a stand alone centre at the detriment of the Waldron Road strip centre.

3. If the planning proposal is to proceed, a Chester Hill Town Centre Masterplan needs to be expedited. That Masterplan needs to provide for integration of the subject site and the remainder of the Town Centre. The Panel considers that a more holistic approach is required in order for the controls sought by the Applicant to be supported.
4. The Panel considers that the extent of change to the floor space ratio and height controls for the subject site are difficult to consider in isolation and without also reviewing the controls for surrounding land. Nonetheless, the Panel acknowledges that there is strategic merit in a comprehensive review of the planning controls for the subject site and the locality. The Panel notes that the Chester Hill Town Centre has excellent proximity to a train station which is consistent with increased residential density and employment opportunities.

The Panel recommends the following before the Planning Proposal proceeds to Gateway:

1. The Applicant needs to undertake further studies to show the benefits of the planning proposal and to demonstrate how amendment to the critical development standards can be accommodated in the broader context of the Town Centre and, in particular, potential impacts on the Waldron Rd properties.
2. A more detailed analysis of the traffic and parking impacts needs to be undertaken, including the impacts that may result from changes to the planning controls for the Town Centre as a whole.
3. The Council bring forward its planning review of the controls for the Chester Hill Town Centre as a whole. This review should result in a Masterplan for the Centre which details controls for the block south of Frost Lane to achieve a more integrated approach for the future development of the Waldron Road shopping strip and Frost Lane. The Masterplan should also include critical design drivers such as equitable at grade (street level) access and avoidance of level changes to key public areas within the site, sun access to the surrounding streets and laneways and ESD strategies. The Masterplan should examine and identify an appropriate town square site and opportunities for additional north south links between Waldron Road and Frost Lane that will benefit all current and future businesses. The Masterplan should also provide key directives for the development of the subject site to ensure it will contribute to and reinforce an overall town centre plan.
4. There needs to be comprehensive community consultation as it is evident that there is significant community interest in future development in the Chester Hill Town Centre. Any provision by the developer of a community space to be dedicated to the Council (ie: a library, youth centre or the like) should be the subject of specific community consultation.

Vote: 4 – 0 in favour

The meeting closed at 7:44pm