

**CITY OF CANTERBURY BANKSTOWN**

**MINUTES OF THE**

**CANTERBURY BANKSTOWN LOCAL PLANNING PANEL MEETING**

**HELD ON MONDAY 7 MARCH 2022**

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**PANEL MEMBERS**

**PRESENT:** Mr Anthony Hudson - Chairperson  
Mr Grant Christmas - Expert Member  
Mr Stephen Kerr - Expert Member  
Ms Inaam Tabbaa - Community Representative Bass Hill and Bankstown Wards

**STAFF IN**

**ATTENDANCE:** Ms Maryann Haylock (Local Planning Panel Administration Officer)  
Mr Ian Woodward (Manager Development, not present for the closed session)  
Mr Mitchell Noble (Manager Spatial Planning, not present for the closed session)  
Mr Stephen Arnold (Coordinator Planning West, not present for the closed session)  
Mr Patrick Lebon (Coordinator Strategic Assessments, not present for the closed session)  
Ms Robyn Winn (Coordinator Governance)  
Mr Camille Lattouf (Team Leader City Shaping Projects Spatial Planning, not present for the closed session)  
Mr Ryan Bevitt (Senior Town Planner, not present for the closed session)  
Mr Jeremy Swan (External Consultant, not present for the closed session)

**THE CHAIRPERSON DECLARED THE MEETING OPEN AT 6.03 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 recommendations from the Council staff and the submissions made by objectors and providing advice to Council on the planning proposal.

**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 any of the items on the agenda. There were no declarations of interest.

**CBLPP Determination**

**CONFIRMATION OF MINUTES OF PREVIOUS MEETING**

THAT the minutes of the Canterbury Bankstown Local Planning Panel Meeting held on **15 December 2021 and 20 December 2021 Electronic Determination** be confirmed.

- (d) Method of communication to new hirers concerning the developments waste management system.
  - (e) Responsibility for maintaining the onsite compost bin or worm farm
- 65) No waste storage containers are to be located or placed outside the approved waste storage area at any time except for collection purposes.
- 66) Adequate signage is to be provided and maintained on how to use the waste management system and what materials are acceptable for recycling within all waste storage areas of the development. Signage is also to be provided and maintained which clearly identifies which bins (and containers) are to be used for general waste and recycling and what materials can be placed in each bin.
- 67) The largest delivery vehicle to be used by the proposed development on a regular basis is to be restricted to a 7.7m bus.
- 68) The ongoing use is to comply with the final approved POM /Noise Management Plan as approved with the construction certificate and as may be further amended in the future with the Councils consent.
- 69) The operation of the community centre, Multi-purpose room is to be limited as follows:  
Hours of Use - 8am – 10pm Sunday to Thursday, 8am – Midnight, Friday and Saturday  
Maximum number of people at any one time – 150 persons
- 70) The operation of the community centre, Meeting Room 1 is to be limited as follows:  
Hours of Use - 8am – 10pm Sunday to Thursday, 8am – Midnight, Friday and Saturday  
Maximum number of people at any one time – 20 persons
- 71) The operation of the community centre, Meeting Room 2 is to be limited as follows:  
Hours of Use - 8am – 10pm Sunday to Thursday, 8am – Midnight, Friday and Saturday  
Maximum number of people at any one time – 48 persons
- 72) The operation of the community centre, Central Courtyard is to be limited as follows  
Hours of Use – 8am – 10pm 7 days a week  
Maximum number of people at any one time – 30 persons.

**Vote: 4 – 0 in favour**

**3**

**Application to Amend Bankstown Local Environmental Plan 2015: 1 and 1A North Terrace, Bankstown**

**Site Visit**

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

**Public Addresses**

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

- David Waldron National Head of Design Vicinity Programs (applicant)
- Chris Pratt, Project Director, Vicinity Centres (applicant)

**Panel Assessment**

Ms Inaam Tabbaa was the Community Panel Member present for the deliberation and voting for this matter.

The Panel supports the Planning Proposal which is consistent with the relevant Council and State Government strategic plans as outlined in the report to the Panel.

The Panel suggests the inclusion of the following matters as part of the recommendation to the Council:

- a Clarification of ownership and timing of delivery of the public park
- b Ensuring that the proposed DCP be prepared prior to public exhibition and finalised prior to any development applications arising from the Planning Proposal being assessed.
- c Ensure that the DCP will include (along with the various matters identified in the report) the following matters:
  - car parking rates
  - affordable housing target
  - staging of the construction
  - detailed built form controls
  - communal and public open space
  - long term arrangements for bus lay-bys (in conjunction with TfNSW).
- d Confirming that the Planning Agreement will be finalised and executed prior to the amended LEP coming into operation and that the Planning Agreement benefits will be in addition to the standard development contributions.
- e Finalising in the planning agreement the staging of the delivery of the benefits.

The Panel also notes that Council has put forward its view to TfNSW about possible solutions for the long term bus arrangements, but that the issue still needs to be resolved. The Council staff recommendation highlights the importance of resolving this issue, and that is supported by the Panel.

#### **CBLPP Recommendation**

The application to amend the Bankstown Local Environmental Plan 2015 proceed to Gateway subject to the following (refer to Figure 4 in the Council report for a map of the precincts):

1.
  - a. Permit a maximum FSR between 3:1 to 7:1 in four separate precincts and an FSR of 3.9:1 for the site overall.
  - b. Permit a maximum building height of 86m for the Town Centre Precinct, 83m for the North Terrace Precinct, 50m, 67m and 70m for the Rickard Road Precinct and 35m, 46m and 55m for the Stacey Street Precinct.
  - c. Insert a subclause to exclude the subject site from obtaining up to 0.5:1 bonus FSR under Clause 4.4A 'Additional gross floor area for more sustainable development in Bankstown CBD commercial core'. This is to provide certainty regarding the maximum FSRs that will apply to the site.
  - d. Remove the site from the existing Special Provisions Map and amend Clause 6.9 to achieve the intended outcomes as follows:
    - i. Enable residential development within the Rickard Road Precinct without the need to provide commercial premises or other non-residential purposes on the ground and first floor levels; and
    - ii. Stipulate (a) a minimum 50% of non-residential floor space within the Town Centre Precinct and (b) a minimum 40% non-residential floor space across the entire site.

2. Before the plan is finalised:
  - a. Council exhibits a draft Planning Agreement generally in accordance with the planning agreement Letter of Offer received from the proponent dated 4 February 2022 ( including the proponents Statement of Intent dated 4 February 2022) to deliver public benefits / infrastructure to meet the needs for the future worker, resident and visitor population, as outlined in Section 4 of the Council report. This would be subject to the standard development contributions under s7.11 and s7.12 being payable in addition to the public benefits being provided consistent with Council's Planning Agreement Policy. The planning agreement is to include clarification of details of ownership / easement, construction and short and long term maintenance of the public park together with the timing of providing each of the benefits (including the whole of public park at one time).
  - b. A site specific DCP is prepared and exhibited with the Planning Proposal to define the development controls for all of the development and ensure close integration with the master planning for the Bankstown CBD, and specify the staging of the future development, as outlined in the Council report and this recommendation. The site specific DCP should be finalised before any development applications are submitted and a further clause should be added to the Planning Proposal to this effect. Along with the matters referred to in the Council report the DCP should include details about:
    - (i) how affordable housing will be provided on the site, consistent with the Statement of Intent provided by the applicant.
    - (ii) car parking rates
    - (iii) staging of the construction
    - (iv) detailed built form controls
    - (v) communal and public open space
    - (vi) long term arrangements for bus lay-bys (in conjunction with TfNSW).
  - c. Council and the proponent continue to work with Transport for NSW (TfNSW) to address traffic and transport related matters raised in TfNSW's preliminary comments received on the Planning Proposal. This should involve resolving the permanent location of the Bankstown bus interchange whether it is located on or off the subject site noting that the removal of the bus layover on the current site will require a rethinking of the way buses move through and layover in Bankstown.
3. The Planning Proposal and the relevant supporting reports are updated prior to the exhibition of the Planning Proposal.
4. After the Planning Proposal, DCP and Planning Agreement have been exhibited, a report be provided to Council outlining submissions received and the proponent's response to the issues raised from the exhibition and if necessary, from the Council report (for this current recommendation).
5. The Planning Agreement is to be finalised and executed before the LEP Amendment is made and published on the NSW Legislation website.
6. Council seek authority from the Department of Planning and Environment to exercise the delegation in relation to the plan making functions under Section 3.36(2) of the Environmental Planning and Assessment Act 1979.

**Vote: 4 – 0 in favour**

The meeting closed at 6:23pm