

DATE OF DETERMINATION	8 December 2025
DATE OF PANEL DECISION	8 December 2025
DATE OF PANEL BRIEFING	8 December 2025
PANEL MEMBERS	Annelise Tuor (Chair), Penelope Holloway, Glennis James
APOLOGIES	None
DECLARATIONS OF INTEREST	Council Interest DA

Papers circulated electronically on 26 November 2025.

MATTER DETERMINED

PPSSH-211 – CANTERBURY BANKSTOWN - DA-811/2025 at 4A Olympic Parade, Bankstown – Demolition, tree removal and the construction of a new community centre with multi-purpose hall, multi-purpose meeting room, covered outdoor area, kitchen, foyer / lobby area, amenities and plant areas. (as described in Schedule 1).

PANEL CONSIDERATION AND DECISION

The Panel considered the matters listed at item 6, the material listed at item 7 and the material presented at meetings and briefings and the matters observed at site inspections listed at item 8 in Schedule 1.

Development application

The Panel determined to approve the development application pursuant to section 4.16 of the *Environmental Planning and Assessment Act 1979*.

The decision was unanimous.

REASONS FOR THE DECISION

The Panel determined to approve the application for the reasons outlined in the Council Assessment Report.

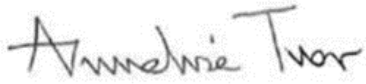

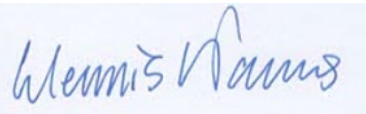
- The independent planner’s assessment report has considered the relevant matters under section 4.15 of the Environmental Planning and Assessment Act 1979.
- The proposed development is a permissible development with consent within the RE1 Public Recreation Zone and is consistent with the relevant zone objectives. It complies with the applicable State Environmental Planning Policies and satisfies the relevant provisions of the Canterbury-Bankstown Local Environmental Plan 2023 and the Canterbury-Bankstown Development Control Plan 2023.
- The proposed development appropriately responds to the site, is compatible with the development within the surrounding area and does not result in unreasonable impacts on amenity.
- The facility will be an important resource which will benefit the local community.
- Approval of the development is in the public interest.

CONDITIONS

The Development Application was approved subject to the conditions in the Revised Conditions of Consent uploaded on the Planning Portal on 4 December 2025.

CONSIDERATION OF COMMUNITY VIEWS

In coming to its decision, the Panel notes that no written submissions were made during public exhibition and therefore no issues of concern were raised.

PANEL MEMBERS	
 Annelise Tuor (Chair)	 Penelope Holloway
 Glennis James	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSSSH-211 – CANTERBURY BANKSTOWN - DA-811/2025
2	PROPOSED DEVELOPMENT	Demolition, tree removal and the construction of a new community centre with multi-purpose hall, multi-purpose meeting room, covered outdoor area, kitchen, foyer / lobby area, amenities and plant areas.
3	STREET ADDRESS	4A Olympic Parade, Bankstown
4	APPLICANT/OWNER	Applicant: Collins and Turner Pty Ltd Owner: City of Canterbury Bankstown
5	TYPE OF REGIONAL DEVELOPMENT	Council related development over \$5 million
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> • Environmental planning instruments: <ul style="list-style-type: none"> ○ State Environmental Planning Policy (Biodiversity and Conservation) 2021 ○ State Environmental Planning Policy (Planning Systems) 2021 ○ State Environmental Planning Policy (Resilience and Hazards) 2021 ○ State Environmental Planning Policy (Sustainable Buildings) 2022 ○ State Environmental Planning Policy (Transport and Infrastructure) 2021 ○ Canterbury Bankstown Local Environmental Plan 2023 • Draft environmental planning instruments: Nil • Development control plans: <ul style="list-style-type: none"> ○ Canterbury Bankstown Development Control Plan 2023 ○ Canterbury Bankstown Local Infrastructure Contributions Plan 2022 • Planning agreements: Nil • Relevant provisions of the <i>Environmental Planning and Assessment Regulation 2021</i> • Coastal zone management plan: Nil • The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality • The suitability of the site for the development • Any submissions made in accordance with the <i>Environmental Planning and Assessment Act 1979</i> or regulations • The public interest, including the principles of ecologically sustainable development
7	MATERIAL CONSIDERED BY THE PANEL	<ul style="list-style-type: none"> • Council Assessment Report: 25 November 2025 • Revised Conditions of Consent uploaded on the Planning Portal on 4 December 2025. • Written submissions during public exhibition: 0 • Total number of unique submissions received by way of objection: 0
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> • Site inspection: 8 September 2025 <ul style="list-style-type: none"> ○ <u>Panel members</u>: Annelise Tuor (Chair), Penelope Holloway, Glennis James ○ <u>Council assessment staff</u>: Fiona Kordahi, Stephen Arnold • Final briefing to discuss council’s recommendation: 8 December 2025 <ul style="list-style-type: none"> ○ <u>Panel members</u>: Annelise Tuor (Chair), Penelope Holloway, Glennis James ○ <u>Council’s Independent Assessment Planner</u>: Jeremy Swan ○ <u>Council assessment staff</u>: Fiona Kordahi, Stephen Arnold ○ <u>DPHI</u>: Amanda Moylan

9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Revised Conditions of Consent uploaded on the Planning Portal on 4 December 2025.