

CANTERBURY BANKSTOWN
MINUTES OF THE
ORDINARY MEETING OF COUNCIL
HELD IN COUNCIL CHAMBERS
ON 26 JUNE 2018

PRESENT: His Worship the Mayor, Councillor Asfour,
Councillors Downey, Eisler, El-Hayek, Harika, Huda, Ishac, Kuskoff, Madirazza,
Raffan, Saleh, Tuntevski, Waud, Zakhia, Zaman

HIS WORSHIP THE MAYOR DECLARED THE MEETING OPEN AT 6.05 P.M.

REF: CONFIRMATION OF MINUTES

(229) CLR. MADIRAZZA:/CLR. ZAKHIA

RESOLVED that the minutes of the Ordinary Council Meeting held on 22 May 2018 be adopted.

- CARRIED

SECTION 2: LEAVE OF ABSENCE

Nil

SECTION 3: DECLARATIONS OF PECUNIARY INTEREST OR NON-PECUNIARY CONFLICT OF INTEREST

In respect of Item 4.3 Mayoral Minutes – Local Community Based Donations, Clr El-Hayek declared a significant, Non Pecuniary Conflict of Interest due to his employment and indicated he would not participate in considering the matter and would vacate the chamber.

In respect of Item 4.3 Mayoral Minutes – Local Community Based Donations, Clr Madirazza declared a non-significant, Non Pecuniary Conflict of Interest due to his participation in the 9/11 Cup Rugby NSW Fire & Rescue vs NSW Police and indicated he would not participate in considering the matter and would vacate the chamber.

In respect of Item 5.1 Planning Matters – Canterbury Road Planning Proposals, His Worship the Mayor, Clr Asfour previously declared a significant non pecuniary conflict of interest on the Canterbury Road Review which this report is underpinned by and therefore indicated he will not participate in considering the matter and would vacate the chamber.

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SECTION 4: MAYORAL MINUTES

ITEM 4.1 CHARGING AHEAD - WITH ELECTRIC VEHICLES FOR COUNCIL'S POOL FLEET VEHICLES

(229) CLR. ASFOUR

RESOLVED that

1. The Mayoral Minute be noted.
2. Council's pool vehicles when due for replacement, be replaced with electric vehicles, if applicable.
3. A further report be prepared for a future Ordinary Meeting of Council addressing how Council can:
 - a. invest in infrastructure to make electric vehicle technology accessible to our community, and
 - b. provide community access to Council's electric pool vehicles through hire or car-share arrangements.

- CARRIED

ITEM 4.2 FINANCIAL ASSISTANCE GRANTS

(230) CLR. ASFOUR

RESOLVED that

1. The Mayoral Minute be noted.
2. Council write to all Local Federal Members expressing Council's concern at the Federal Governments recent freeze on Financial Assistance Grants and highlighting the significant impact on our community's services and assets.

- CARRIED

ITEM 4.3 LOCAL COMMUNITY BASED DONATIONS

IN RESPECT OF ITEM 4.3 MAYORAL MINUTES – LOCAL COMMUNITY BASED DONATIONS, CLR EL-HAYEK DECLARED A SIGNIFICANT, NON PECUNIARY CONFLICT OF INTEREST DUE TO HIS EMPLOYMENT AND INDICATED HE WOULD NOT PARTICIPATE IN CONSIDERING THE MATTER AND WOULD VACATE THE CHAMBER.

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IN RESPECT OF ITEM 4.3 MAYORAL MINUTES – LOCAL COMMUNITY BASED DONATIONS, CLR MADIRAZZA DECLARED A NON SIGNIFICANT, NON PECUNIARY CONFLICT OF INTEREST DUE TO HIS PARTICIPATION IN THE 9/11 CUP RUGBY NSW FIRE & RESCUE VS NSW POLICE AND INDICATED HE WOULD NOT PARTICIPATE IN CONSIDERING THE MATTER AND WOULD VACATE THE CHAMBER.

CLR EL-HAYEK AND CLR MADIRAZZA TEMPORARILY VACATED THE CHAMBER AT 6.13PM.

(231)

CLR. ASFOUR

RESOLVED that

1. Council support the request from Bankstown Multicultural Youth Service, that fees in the amount of \$1,686.50 for the 2018 calendar year for the Youth outreach service provided weekly in Paul Keating Park be waived.
2. Council support the request from Father Chris Riley's Youth off the Streets, that fees in the amount of \$1,760 for the 2018 calendar year for the Youth outreach service provided weekly in Paul Keating Park be waived.
3. Council support the request from NSW Fire & Rescue for their over 35's 9/11 Cup via a three year sponsorship for a total donation of \$5,000. This event, sanctioned by Australian Rugby Union, to be held at Belmore Oval on Tuesday, 11 September 2018.
4. Council support the request from Catholic Primary Schools Basketball Challenge, that fees in the amount of \$1,400 be waived. This event to be held at Morris lemma Indoor Sports centre in October 2018. Further, Council donate \$1000 towards gift bags for participants.
5. Council support the request from Bankstown North Public School – 150 Year Anniversary Book and donate \$1,000 towards the commemorative book.
6. Council support the request from Bankstown Police Citizens Youth Club who will be holding its major annual fundraiser in August and donate \$2,500.
7. These funds are made available from Council's Community Grants and Events Sponsorship budget.

- CARRIED

CLR EL- HAYEK AND CLR MADIRAZZA RETURNED TO THE CHAMBER AT 6.15PM

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ITEM 4.4 **SYDENHAM TO BANKSTOWN METRO - CONSULTATION**
(232) **CLR. ASFOUR**

AT THIS STAGE HIS WORSHIP THE MAYOR TABLED THE SYDENHAM TO BANKSTOWN METRO PREFERRED INFRASTRUCTURE REPORT

RESOLVED that

1. The Mayoral Minute be noted.
2. Council urgently request that the community consultation period be extended for an additional four weeks to allow Council and the community to respond to the Sydenham to Bankstown Metro upgrade.
3. Council strongly request that Sydney Metro hold a further four Community Information Sessions across the Canterbury Bankstown LGA, in particular in the southern and western suburbs of our City.
4. Council urgently seeks a meeting with the Minister for Transport to express the Council's and community's concerns at the insufficient community and stakeholder consultation and the proposed significant infrastructure downgrade to the Sydenham to Bankstown Metro.

- CARRIED

SECTION 5: PLANNING MATTERS

ITEM 5.1 CANTERBURY ROAD PLANNING PROPOSALS

IN RESPECT OF ITEM 5.1 PLANNING MATTERS – CANTERBURY ROAD PLANNING PROPOSALS, HIS WORSHIP THE MAYOR, CLR ASFOUR PREVIOUSLY DECLARED A SIGNIFICANT NON PECUNIARY CONFLICT OF INTEREST ON THE CANTERBURY ROAD REVIEW WHICH THIS REPORT IS UNDERPINNED BY AND THEREFORE INDICATED HE WILL NOT PARTICIPATE IN CONSIDERING THE MATTER AND WOULD VACATE THE CHAMBER.

HIS WORSHIP THE MAYOR CLR ASFOUR TEMPORARILY VACATED THE CHAMBER AT 6.30 PM.

THE DEPUTY MAYOR CLR SALEH ASSUMED THE CHAIR.

(233) **CLR. EISLER:/CLR. DOWNEY**

RESOLVED that

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1. Council not proceed with the planning proposal for 251-267 Canterbury Road, Canterbury for the reasons outlined in this report.
2. Council not proceed with the planning proposal for 403-411 Canterbury Road, 1 Una Street and block bounded by Canterbury Road, Duke Street, Perry Street and Stanley Street, Campsie for the reasons outlined in this report.
3. Council not proceed with the planning proposal for 538-546 Canterbury Road and 570-580 Canterbury Road, Belmore for the reasons outlined in this report.
4. Council not proceed with the planning proposal for 642-644 Canterbury Road, 650-658 Canterbury Road, 1-3 Platts Avenue and 2, 2A-2D Liberty Street, Belmore for the reasons outlined in this report.
5. In relation to 677-687 Canterbury Road and 46-48 Drummond Street, Belmore:
 - a. Council not proceed with the planning proposal for the reasons outlined in this report.
 - b. Council write to the Department of Planning and Environment requesting that the Site Compatibility Certificate be revoked.
6. Council not proceed with the planning proposal at 754-774 Canterbury Road, Belmore for the reasons outlined in this report.
7. Council not proceed with the planning proposal at 1112-1186 Canterbury Road, Roselands for the reasons outlined in this report.
8. Council not proceed with the planning proposal for 1375 Canterbury Road, Punchbowl for the reasons outlined in this report.
9. Council not proceed with the planning proposal for 998 Punchbowl Road (1499 Canterbury Road), Punchbowl for the reasons outlined in this report.

- CARRIED

For:- Ctrs Downey, Eisler, El-Hayek, Harika, Huda, Ishac, Kuskoff, Madirazza, Raffan, Saleh, Tuntevski, Waud, Zakhia and Zaman

Against:- Nil

HIS WORSHIP THE MAYOR CLR ASFOUR RETURNED TO THE CHAMBER AT 6.35 PM.

HIS WORSHIP THE MAYOR CLR ASFOUR RESUMED THE CHAIR.

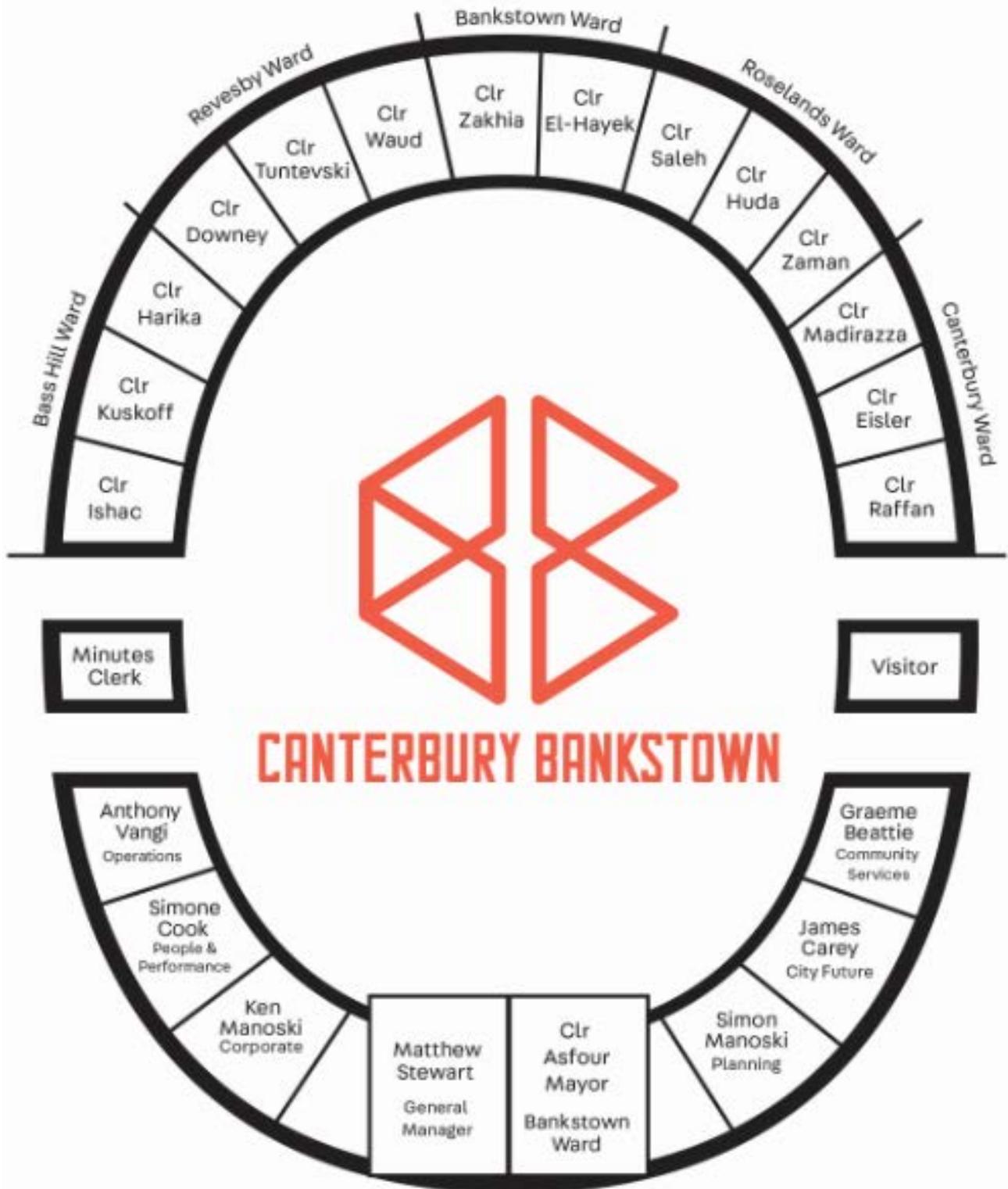


AGENDA FOR THE ORDINARY MEETING

26 June 2018



Gallery



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Planning Matters - 26 June 2018

ITEM 5.1 **Canterbury Road Planning Proposals**

AUTHOR **Planning**

PURPOSE AND BACKGROUND

The former Canterbury City Council was in receipt of applications to prepare Planning Proposals along Canterbury Road, and had also initiated its own Planning Proposals in the corridor prior to amalgamation. The Planning Proposals have not been progressed due to a Council resolution of 22 November 2016 that deferred progress on Planning Proposals in the corridor until the Canterbury Road Review was finalised and a clear policy direction for Canterbury Road endorsed by Council.

On 22 May 2018, Council resolved to give in-principle support for the Review and endorse the next steps which includes deciding whether to progress the outstanding Planning Proposals. To inform Council and to provide independent specialist advice, the advice of the Canterbury Bankstown Local Planning Panel was sought in relation to each Planning Proposal at its meetings of 5 and 13 June 2018.

ISSUE

The Canterbury Bankstown Local Planning Panel recommended that all nine (9) Planning Proposals considered by the Panel could not be supported for the reasons outlined in this report and attachments.

RECOMMENDATION That -

1. Council not proceed with the planning proposal for 251-267 Canterbury Road, Canterbury for the reasons outlined in this report.
2. Council not proceed with the planning proposal for 403-411 Canterbury Road, 1 Una Street and block bounded by Canterbury Road, Duke Street, Perry Street and Stanley Street, Campsie for the reasons outlined in this report.
3. Council not proceed with the planning proposal for 538-546 Canterbury Road and 570-580 Canterbury Road, Belmore for the reasons outlined in this report.
4. Council not proceed with the planning proposal for 642-644 Canterbury Road, 650-658 Canterbury Road, 1-3 Platts Avenue and 2, 2A-2D Liberty Street, Belmore for the reasons outlined in this report.

5. In relation to 677-687 Canterbury Road and 46-48 Drummond Street, Belmore:
 - a. Council not proceed with the planning proposal for the reasons outlined in this report.
 - b. Council write to the Department of Planning and Environment requesting that the Site Compatibility Certificate be revoked.
6. Council not proceed with the planning proposal at 754-774 Canterbury Road, Belmore for the reasons outlined in this report.
7. Council not proceed with the planning proposal at 1112-1186 Canterbury Road, Roselands for the reasons outlined in this report.
8. Council not proceed with the planning proposal for 1375 Canterbury Road, Punchbowl for the reasons outlined in this report.
9. Council not proceed with the planning proposal for 998 Punchbowl Road (1499 Canterbury Road), Punchbowl for the reasons outlined in this report.

ATTACHMENTS

- A. 5 June and 13 June Local Planning Panel Agenda (including officer's report) [Click here for Attachment A](#)
- B. Local Planning Panel Minutes (including Panel Recommendations) [Click here for Attachment B](#)

The following attachments have been provided under separate cover.

- C. 251-267 Canterbury Rd, Canterbury
- D. 403-411 Canterbury Rd, 1 Una St and block bounded by Canterbury Rd, Duke St, Perry St and Stanley St, Campsie
- E. 538-546 Canterbury Rd Campsie and 570-580 Canterbury Rd, Belmore
- F. 642-644 Canterbury Rd, 650-658 Canterbury Rd, 1-3 Platts Ave and 2, 2A-2D Liberty St, Belmore
- G. 677-687 Canterbury Rd and 46-48 Drummond St, Belmore
- H. 754-774 Canterbury Rd, Belmore
- I. 1112-1186 Canterbury Rd, Roselands
- J. 1375 Canterbury Rd, Punchbowl
- K. 1499 Canterbury Rd (988 Punchbowl Rd), Roselands

POLICY IMPACT

There will be no policy impact as the recommendations in relation to the Planning Proposals are in accordance with the policy direction for Canterbury Road adopted by Council at its meeting of 22 May 2018.

FINANCIAL IMPACT

At this stage, progressing with staff recommendations in relation to the Planning Proposals would have no financial implications for Council.

COMMUNITY IMPACT

The Canterbury Road Review was undertaken partly as a result of strong community feedback in relation to the quantity and design quality of housing developments in the corridor. The Review recommendations are focussed on improved amenity through increasing open space, pedestrian connections, public domain improvements, building design and other outcomes. The Canterbury Bankstown Local Planning Panel and Council staff recommendations in relation to the Planning Proposals are consistent with the Review and proceeding with the recommendations would result in an overall positive community impact.

DETAILED INFORMATION

Canterbury Road Review

The *Canterbury Local Environmental Plan 2012 (LEP)*, adopted by the former Canterbury City Council on 1 January 2013, established the current planning framework for the Canterbury Road Corridor. The Canterbury Residential Development Strategy (RDS), adopted by the former Canterbury City Council in 2014, was prepared to ensure that the LEP comprised appropriate zonings and development controls to guide and cater for housing growth, consistent with the State government's housing agenda through to 2031.

Notwithstanding the 2012 LEP and the 2014 RDS, the scale and quantum of development that has been approved and developed is inconsistent with the strategic direction for Canterbury Road and led to development that is of a bulk and size that does not balance amenity and solar access or provide best practice in relation to urban renewal along busy roads.

In this regard, the Canterbury Road Review was prompted by:

- Issues and impacts associated with additional development and resulting dwelling yield from approved developments that exceed the height and floor space ratio (FSR) controls that were not contemplated when the LEP was made or by the RDS.
- The lack of an FSR control has resulted in large bulky overly-dense built forms that negatively impact on the corridor amenity and the quality of life for residents in proximity to these buildings.
- A comprehensive submission from Roads and Maritime Service (RMS) expressing concerns about cumulative traffic impacts from the proposed rezoning of land to B5 Business Development under the LEP for residential uses with increased yields in Canterbury Road.
- A large number of privately led Planning Proposals that seek to increase the development potential of numerous development sites with site specific amendments to the LEP.
- The release of government strategies and infrastructure projects such as the draft South District Plan, the draft Sydenham to Bankstown Urban Renewal Strategy and WestConnex.
- The relatively low level of development occurring in the R3 Medium Density Residential and R4 High Density Residential zones under the LEP.

In response to the above, Council resolved on 26 July 2016 and later on 23 August 2016 to:

- Commence a strategic review of the existing policy framework for the Corridor.
- Adopt a methodology to guide a strategic review of the Corridor.
- Endorse the establishment of a Steering Committee comprising representatives from Council, the DP&E, RMS, Transport for NSW (TfNSW) and Greater Sydney Commission (GSC).

The outcome of the Canterbury Road Review includes a standalone report, three specialist consultant studies prepared to inform the Review and 15 recommendations endorsed by the Steering Committee in relation to land use, built form and urban amenity and infrastructure.

The consultant studies are in relation to specific issues as follows:

- Urban Design Study – Hill Thalys Architecture + Urban Projects Pty Ltd (Hill Thalys).
- Economic Analysis – SGS Economics and Planning (SGS).
- Transport and Traffic Study – GHD.

A copy of the Canterbury Road Review and suite of technical studies have been provided to Council at a Councillor briefing on 17 October 2017 and can be viewed on Council's website via <https://www.cbccity.nsw.gov.au/council/planning-for-the-city/canterbury-road-review>.

It is intended that the Review, including recommendations, will be used by Council and other stakeholders, including NSW State agencies, to:

- Guide changes to land use planning and built form controls along the corridor.
- Provide the evidence to support informed decisions and advocacy to government in relation to current and future growth and infrastructure strategies.
- Establish a long-term plan for investment in and enhancement of urban amenities, open space, active transport, street design and other infrastructure in the Canterbury Road Corridor and surrounding land.
- Support requests for government support and funding to aid in the delivery of some of the recommendations, for example the GSC's Metropolitan Greenspace Program.
- Inform decisions on Planning Proposals related to the corridor and surrounding land.

The recommendations of the Review detailed in the report were endorsed for public exhibition at the final Steering Committee meeting on 30 June 2017. A letter received by Council on 3 July 2017 from the RMS further confirmed their endorsement of the Review for exhibition. Council also resolved to place the Review on exhibition on 25 July 2017 and that the results of the exhibition be reported back to Council. The results of exhibition of the Review were reported back to Council at its meeting of 22 May 2018. Following this and in response to a resolution of Council, reports on each of the Planning Proposals were forwarded to the Local Planning Panel for advice.

Outstanding Planning Proposals in Canterbury Road

In recent years a number of applicant initiated Planning Proposals have been lodged with Council along Canterbury Road and some have been initiated by the former Canterbury City Council. There are six applicant initiated Planning Proposals and a further three Council initiated Planning Proposals which have not progressed due to an unresolved objection by the RMS. Council also resolved on 22 November 2016 to defer a decision on those Planning Proposals until the Canterbury Road Review was finalised and a clear policy direction endorsed.

The status and address of each outstanding Planning Proposal is outlined in Table 1 below.

Table 1: Status of Planning Proposals in Canterbury Road

Status	Properties	Total
Applicant initiated Planning Proposals received but not submitted to DP&E for Gateway Determination	<ul style="list-style-type: none"> • 251-267 Canterbury Road, Canterbury • 677-687 Canterbury Road and 46-48 Drummond Street, Belmore • 754-774 Canterbury Road, Belmore 	3
Applicant initiated Planning Proposal submitted for Gateway Determination not in form of latest Council resolution and not determined by DP&E	<ul style="list-style-type: none"> • 1499 Canterbury Road (998 Punchbowl Road), Roselands 	1
Applicant initiated Planning Proposals with Gateway Determination – Conditional approvals	<ul style="list-style-type: none"> • 538-546 Canterbury Road Campsie and 570-580 Canterbury Road, Belmore • 642-644 Canterbury Road, 650-658 Canterbury Road, 1-3 Platts Avenue and 2, 2A-2D Liberty Street, Belmore (exhibited) 	2
Sites part of the exhibited RDS Planning Proposal that did not proceed due to unresolved RMS objection	<ul style="list-style-type: none"> • 403-411 Canterbury Road, 1 Una Street & block bounded by Canterbury Road, Duke Street, Perry Street and Stanley Street, Campsie • 1112-1186 Canterbury Road, Roselands • 1375 Canterbury Road, Punchbowl 	3
Total		9

Applicant initiated Planning Proposals

All of the applicant initiated Planning Proposals seek to permit development that would exceed the agreed vision, including the planning controls, for the corridor as proposed by the Review. Four have no formal status and would require Gateway approvals to proceed. Gateway approval is granted by the Greater Sydney Commission by deciding that the Planning Proposal can proceed (with or without variation). If determined to proceed, the Planning Proposal may then be subject to other matters including further studies, public consultation, public hearings, agency consultation and time frames.

Without Gateway approval, a Planning Proposal cannot proceed to exhibition or finalisation.

Council initiated Planning Proposals with an unresolved objection by the RMS

Three sites that the former Canterbury City Council resolved to rezone (and/or increase the height controls) as part of a Planning Proposal were intended to implement its RDS. The proposed changes to planning controls for these sites were exhibited as part of the broader Planning Proposal for the RDS, but were removed due to an unresolved objection from the RMS relating to traffic impact. The sites that remained in the RDS Planning Proposal were eventually made (gazetted). Consequently, the proposals for the remaining three sites have no formal status and would require a new Council resolution and Planning Proposal if they were to be progressed.

Review of Planning Proposals in relation to Canterbury Road Review

Recommendation 15 of the Review states that Council will assess the above outstanding Planning Proposals for consistency with the Review. Recommendation 15 is outlined in full on page 37 of the Canterbury Road Review document. In accordance to that recommendation, an assessment of each Planning Proposal has been undertaken and advice sought from the Local Planning Panel.

Canterbury Bankstown Local Planning Panel

In accordance to the referral criteria for Planning Proposals set by the Minister for Planning, the Planning Proposals were forwarded to the Canterbury Bankstown Local Planning Panel for advice on their consistency with the Review. Two meetings of the Panel were held on 5 and 13 June 2018 for the Planning Proposals. The table below details the meeting that each Planning Proposal was considered in:

Table 2: Planning Proposals and Canterbury Bankstown Local Planning Panel Meeting Dates

Planning Proposal	Local Planning Panel Meeting
<ul style="list-style-type: none">• 251-267 Canterbury Road, Canterbury• 403-411 Canterbury Road, 1 Una Street & block bounded by Canterbury Rd, Duke Street, Perry Street and Stanley Street, Campsie• 538-546 Canterbury Road Campsie and 570-580 Canterbury Road, Belmore• 642-644 Canterbury Road, 650-658 Canterbury Road, 1-3 Platts Avenue and 2, 2A-2D Liberty Street, Belmore (deferred)	5 June 2013
<ul style="list-style-type: none">• 642-644 Canterbury Road, 650-658 Canterbury Road, 1-3 Platts Avenue and 2, 2A-2D Liberty Street, Belmore• 677-687 Canterbury Road and 46-48 Drummond Street, Belmore• 754-774 Canterbury Road, Belmore• 1112-1186 Canterbury Rd, Roselands• 1375 Canterbury Road, Punchbowl• 1499 Canterbury Road (998 Punchbowl Road), Roselands	13 June 2018

At each meeting, the Panel considered the Council officer's report and the accompanying documentation and studies on planning and strategic matters and made recommendations with respect to each of the Planning Proposals. A site inspection was undertaken by Panel members with Council staff prior to each meeting and applicants and the community were given the opportunity to present to the Panel.

The officer's reports for those meetings and the recommendations of the Panel are included in the agendas and minutes at Attachments A and B respectively. The minutes also provide detail in relation to attendees at the meeting (including the Panel Chair and members), whether or not any written submissions were received from either the proponent or a member of the community and whether there were any speakers at the meetings.

It is noted that the Planning Proposal for 642-644 Canterbury Road, 650-658 Canterbury Road, 1-3 Platts Avenue and 2, 2A-2D Liberty Street, Belmore was considered at the meeting of 5 June but deferred to the Panel meeting of 13 June 2018. The deferment was to allow the proponent the opportunity to respond to the matters raised in the planning report (included at Attachment A).

At each meeting, the Panel noted that submissions received in respect of Planning Proposals formed part of the documentation considered by the Panel in formulating their advice to Council.

Canterbury Bankstown Local Planning Panel Recommendations

251-267 Canterbury Road, Canterbury

The officer's report to the Panel meeting of 5 June 2018 provides an outline of the Planning Proposal, the background and an assessment of the Planning Proposal against the Canterbury Road Review. The report is provided in the meeting agenda included at Attachment A and the minutes of the meeting in relation to the Planning Proposal are included at Attachment B. The documentation for the Planning Proposal made available to the Panel is provided at Attachment C and includes the applicant submitted Planning Proposal and supporting Urban Design Study.

As outlined in the minutes of the meeting, the Panel made the following recommendations in relation to the Planning Proposal.

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 strategic and statutory requirements once formulated and adopted.*

The above recommendations are supported.

403-411 Canterbury Rd, 1 Una Street & block bounded by Canterbury Road, Duke Street, Perry Street and Stanley Street, Campsie

The officer's report to the Panel meeting of 5 June 2018 provides an outline of the Planning Proposal, the background and an assessment of the Planning Proposal against the Canterbury Road Review. The report is provided in the meeting agenda included at Attachment A and the minutes of the meeting in relation to the Planning Proposal are included at Attachment B. The documentation for the Planning Proposal made available to the Panel is provided at Attachment D and includes:

- Extract of from the exhibited Residential Planning Strategy Planning Proposal;
- Planning Proposal Gateway Determination; and
- Two separate submissions from the Roads and Maritime Services in relation to the Planning Proposal.

Two submissions made during the Canterbury Road Review in relation to properties to which the Planning Proposal relates are also included at Attachment D. The properties include 2-8 Una Street and 413-415 Canterbury Road, Campsie and 445 Canterbury Road, Campsie.

As outlined in the minutes of the meeting, the Panel made the following recommendations in relation to the Planning Proposal.

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 rezonings 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.*

The above recommendations are supported.

538-546 Canterbury Road Campsie and 570-580 Canterbury Road, Belmore

The officer's report to the Panel meeting of 5 June 2018 provides an outline of the Planning Proposal, the background and an assessment of the Planning Proposal against the Canterbury Road Review. The report is provided in the meeting agenda included at Attachment A and the minutes of the meeting in relation to the Planning Proposal are included at Attachment B. The documentation for the Planning Proposal made available to the Panel is provided at Attachment E and includes:

- Council report resolving to prepare the Planning Proposal;
- Planning Proposal; and
- Planning Proposal Gateway Determination.

As outlined in the minutes of the meeting, the Panel made the following recommendations in relation to the Planning Proposal.

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.*

The above recommendations are supported.

642-644 Canterbury Road, 650-658 Canterbury Road, 1-3 Platts Avenue and 2, 2A-2D Liberty Street, Belmore

The officer's report to the Panel meeting of 5 June 2018 provides an outline of the Planning Proposal, the background and an assessment of the Planning Proposal against the Canterbury Road Review. The report is provided in the meeting agenda included at Attachment A and the minutes of the meeting in relation to the Planning Proposal are included at Attachment B. The documentation for the Planning Proposal made available to the Panel is provided at Attachment F and includes:

- Statement of Environmental Effects submitted with development application that was lodged with Planning Proposal.
- Notification Plans for development application;
- Council report resolving to prepare the Planning Proposal;
- Planning Proposal;
- Supporting Urban Design Study;
- Objection from landowner;
- Planning Proposal Gateway Determination; and
- Two separate submissions from the Roads and Maritime Services.

A submission in relation to the site and Planning Proposal received during the exhibition of the Canterbury Road Review is also included at Attachment F.

As outlined in the minutes of the meeting of 5 June 2018, the proponent addressed the Panel. Following the address, the Panel made the following recommendation in relation to the Planning Proposal.

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.

The Planning Proposal was reconsidered at the Panel meeting of the 13 June and a submission on behalf of the proponent was provided to the Panel for that meeting. An officer's response to that submission was also provided to the Panel. The submission and response is included at Attachment F.

As outlined in the minutes of the meeting of 13 June 2018, the Panel considered the submission and listened to a further address by the proponent. The following recommendations in relation to the Planning Proposal were then made by the Panel.

THAT:

The planning proposal for 642-644 Canterbury Road, 650-658 Canterbury Road, 1-3 Platts Avenue and 2, 2A-2D Liberty Street, Belmore, not progress as it is not consistent with the current strategic planning directions of Council.

The above recommendation is supported.

677-687 Canterbury Road and 46-48 Drummond Street, Belmore

The officer's report to the Panel meeting of 13 June 2018 provides an outline of the Planning Proposal, the background and an assessment of the Planning Proposal against the Canterbury Road Review. The report is provided in the meeting agenda included at Attachment A and the minutes of the meeting in relation to the Planning Proposal are included at Attachment B. The documentation for the Planning Proposal provided to the Panel is provided at Attachment G and includes:

- Most recently amended applicant initiated Planning Proposal, including the following supporting documents:
 - Urban Design Study;
 - Stage 1 and Stage 2 Environmental Site Investigation;
 - Remedial Action Plan; and
 - Draft Voluntary Planning Agreement.
- Site Compatibility Certificate.

A submission was made by the applicant to the Panel is also included at Attachment G.

As outlined in the minutes of the meeting of 13 June 2018, the Panel made the following recommendations in relation to the Planning Proposal.

THAT:

The planning proposal for 677-687 Canterbury Road and 46-48 Drummond Street, Belmore, not progress as it is not consistent with the current strategic planning directions of Council.

The above recommendation is supported.

In light of the panel's recommendation, it would be appropriate to request the Department of Planning and Environment revoke its Site Compatibility Certificate issued for the site which would allow the land to be developed for affordable housing up to seven (7) storeys and with approximately 220 dwellings. A detailed description of the affordable housing development the subject of the Certificate is provided at Attachment G.

The Certificate was among a number of reasons Council staff recommended proceeding with an amended Planning Proposal in the report to the panel on 13 June 2018, noting that the Certificate does not compel Council to approve a proposal to which the Certificate relates as it would be subject to detailed merit assessment against Councils planning controls. Based on the advice of the panel, a recommendation that the Certificate be revoked by the Department of Planning and Environment has been included in this report as this form of development is not in keeping with the strategic intent of the corridor (recommendation 5b).

754-774 Canterbury Road, Belmore

The officer's report to the Panel meeting of 13 June 2018 provides an outline of the Planning Proposal, the background and an assessment of the Planning Proposal against the Canterbury Road Review. The report is provided in the meeting agenda included at Attachment A and the minutes of the meeting in relation to the Planning Proposal are included at Attachment B. The documentation for the Planning Proposal provided to the Panel is provided at Attachment H and includes:

- Applicant submitted Planning Proposal; and
- Supporting Urban Design Study.

A submission in relation to the site and Planning Proposal received during the exhibition of the Canterbury Road Review is also included at Attachment H.

As outlined in the minutes of the meeting of 13 June 2018, the Panel made the following recommendations in relation to the Planning Proposal.

THAT:

Council not proceed with the planning proposal at 754-774 Canterbury Road, Belmore, for the reasons outlined in the planning officer's report. The proposed increase in height and FSR would facilitate an outcome in excess of anything envisaged by the most recent strategic planning review.

The above recommendation is supported.

1112-1186 Canterbury Road, Roselands

The officer's report to the Panel meeting of 13 June 2018 provides an outline of the Planning Proposal, the background and an assessment of the Planning Proposal against the Canterbury Road Review. The report is provided in the meeting agenda included at Attachment A and the minutes of the meeting in relation to the Planning Proposal are included at Attachment B. The documentation for the Planning Proposal provided to the Panel is provided at Attachment I and includes:

- Extract of from the exhibited Residential Planning Strategy Planning Proposal;
- Planning Proposal Gateway Determination; and
- Two separate submissions from the Roads and Maritime Services in relation to the Planning Proposal.

As outlined in the minutes of the meeting of 13 June 2018, the Panel made the following recommendations in relation to the Planning Proposal.

THAT:

Council not proceed with the planning proposal at 1112-1186 Canterbury Road, Roselands, for the reasons outlined in the planning officer's report.

The above recommendation is supported.

1375 Canterbury Road, Punchbowl

The officer's report to the Panel meeting of 13 June 2018 provides an outline of the Planning Proposal, the background and an assessment of the Planning Proposal against the Canterbury Road Review. The report is provided in the meeting agenda included at Attachment A and the minutes of the meeting in relation to the Planning Proposal are included at Attachment B. The documentation for the Planning Proposal provided to the Panel is provided at Attachment J and includes:

- Extract of from the exhibited Residential Planning Strategy Planning Proposal;
- Planning Proposal Gateway Determination; and
- Two separate submissions from the Roads and Maritime Services in relation to the Planning Proposal.

As outlined in the minutes of the meeting of 13 June 2018, the Panel made the following recommendations in relation to the Planning Proposal.

THAT:

Council not proceed with the planning proposal for 1375 Canterbury Road, Punchbowl.

The above recommendation is supported.

998 Punchbowl Road, Roselands (1499 Canterbury Road)

The officer's report to the Panel meeting of 13 June 2018 provides an outline of the Planning Proposal, the background and an assessment of the Planning Proposal against the Canterbury Road Review. The report is provided in the meeting agenda included at Attachment A and the minutes of the meeting in relation to the Planning Proposal are included at Attachment B. The documentation for the Planning Proposal provided to the Panel is provided at Attachment K and includes:

- A copy of the Planning Proposal;
- Most recent supporting Urban Design Study; and
- A letter from the NSW Department of Planning and Environment in relation to Council seeking Gateway Determination indicating that inadequate information was provided in order for a decision to be made.

A submission in relation to the site and Planning Proposal received during the exhibition of the Canterbury Road Review is also included at Attachment K.

As outlined in the minutes of the meeting of 13 June 2018, the Panel made the following recommendations in relation to the Planning Proposal.

THAT:

Council not proceed with the planning proposal for 998 Punchbowl Road (1499 Canterbury Road), Punchbowl, based on the significant strategic studies that have been undertaken which have considered the future zone, FSR and height controls for Canterbury Road. In particular Recommendation 15 – Review Planning Proposals for Consistency has been considered.

The above recommendation is supported.