

SYDNEY WEST REGIONAL PLANNING PANEL MEETING HELD AT BANKSTOWN CITY COUNCIL ON THURSDAY, 3 MARCH 2011 AT 11.00AM

PANEL PRESENT:

Paul Mitchell	Acting Chair
Bruce McDonald	Panel Member
Kara Krason	Panel Member
Councillor Tania Mihailuk	Panel Member
Councillor Glenn Brookes	Panel Member
Suzie Jattan	Panel Secretariat - JRPP

COUNCIL STAFF IN ATTENDANCE:

Scott Pedder	Director City Planning & Environment
Ian Woodward	Acting Coordinator Development Services
Steve Arnold	Team Leader Development Services
Michelle Druery	Admin Support (minutes)

OTHERS:

Merhis Constructions Pty Ltd	Applicant
Tony Owen	Applicant's Architect
Mike George	Applicant's Planner

APOLOGIES:

Janet Thomson	Panel Member
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1. The meeting commenced at 11.10am

2. **Declarations of Interest**

Tania Mihailuk - non-pecuniary interest ie; Mayoral Ball fundraiser donation

3. **Business Items**

2010SYW037 Bankstown DA-580/2010 - Construction of A Mixed Commercial and Residential Development Containing Eighty (80) Residential Units including Five (5) SOHO (Small Office/Home Office) Units and Two (2) Retail Units with Strata Subdivision; 443 - 445 Chapel Road, Bankstown

4. **Public Submission**

Nil

5. **Business Item Recommendations**

Moved by Bruce McDonald and seconded by Tania Mihailuk, then amended and moved by Kara Krason & seconded by Glenn Brookes that:-

2010SYW037 Bankstown DA-580/2010 - Construction of A Mixed Commercial and Residential Development Containing Eighty (80) Residential Units including Five (5) SOHO (Small Office/Home Office) Units and Two (2) Retail Units with Strata Subdivision; 443 - 445 Chapel Road, Bankstown be refused for following reasons:-

- 1) *The application fails to comply with the objectives of the Bankstown Local Environmental Plan 2001 in that the proposal has inadequate commercial floor space for the site. (Pursuant to Section 79C(1)(a)(i) Environmental Planning and Assessment Act, 1979).*
- 2) *The application fails to comply with the floor space ratio standard contained in Bankstown Local Environmental Plan 2001 resulting in a development that exceeds the density and scale and envisaged for the site. (Pursuant to Section 79C(1)(a)(i) Environmental Planning and Assessment Act, 1979).*
- 3) *The proposal is inconsistent with the objectives of Clause 30 of Bankstown Local Environmental Plan 2001 in that the approval of such developments with excessive floor space not planned for in the Bankstown LEP is likely to put undue stress in cumulative manner on the existing infrastructure and services. (Pursuant to Section 79C(1)(a)(i) Environmental Planning and Assessment Act, 1979).*
- 4) *The proposal fails to satisfy a number of design quality principles and design parameters specified in State Environmental Planning Policy No. 65 and the Residential Flat Design Code in particular unit size, building separation and cross ventilation. (Pursuant to Section 79C(1)(a)(i) Environmental Planning and Assessment Act 1979)*
- 5) *The proposal fails to satisfy the Bankstown Development Control Plan 2005 with regards to the provision of the ground floor and first floor to be commercial area. (Pursuant to Section 79C(1)(a)(iii) Environmental Planning and Assessment Act 1979.*
- 6) *The proposal fails to provide adequate active street frontage treatment consistent with the sites key entry role to the commercial centre.*
- 7) *The provision and distribution of on-site open space would not deliver adequate amenity to future residents.*

MOTION CARRIED

The meeting concluded at 11.55am

Endorsed by:-

Paul Mitchell
Acting Chair, Sydney West Regional Planning Panel
11 March 2011