

# **MINUTES OF SYDNEY WEST REGION JOINT REGIONAL PLANNING PANEL MEETING HELD AT BANKSTOWN CITY COUNCIL ON THURSDAY 8 MARCH 2012 AT 9:00 AM**

## **PANEL PRESENT:**

Mary-Lynne Taylor	Chair
Stuart McDonald	Panel Member
Paul Mitchell	Panel Member
Clr Khal Asfour (Mayor)	Panel Member
Clr Tania Mihailuk	Panel Member

## **COUNCIL STAFF IN ATTENDANCE:**

Scott Pedder	Director - City Planning & Environment
Steve Arnold	Team Leader - Development Assessment

## **APOLOGIES: NIL**

1. The meeting commenced at 9:15 am.

## **2. Declarations of Interest**

Khal Asfour - Non-significant donation < \$1000, 5 years ago. Clr Asfour advised that this will not influence his vote.

Tania Mihailuk - Non-significant donation < \$1000, 5 years ago.

## **3. Business Items**

**DA-1236/2010 - Demolition of existing structures and construction of a residential flat building containing affordable housing, under SEPP (Affordable Rental Housing) 2009, with basement carpark and thirty-six (36) residential units over six (6) levels including associated site works, Lots 6, 5 & 4 DP 19650, No. 1, 3 & 5 The Crescent, Yagoona**

## **4. Public Submission**

Mr Errol Dagao – addressed the Panel against the item.  
Mr Robert Projcevski – addressed the Panel against the item.  
Mr Kiril Projcevski – addressed the Panel against the item.  
Ms Natasha Projcevski – addressed the Panel against the item.  
Mr Dugald Mackenzie – addressed the Panel on behalf of the applicant in favour of the item.

## 5. The Panel's Decision

The Panel notes that this application is lodged under the provisions of *State Environmental Planning Policy (Affordable Rental Housing) 2009*.

The Panel recommends that approval be issued, on a deferred commencement basis, for Development Application No-1236/2010 for the demolition of existing structures and construction of a residential flat building containing affordable housing, under SEPP (Affordable Rental Housing) 2009, with basement carpark and thirty-six (36) residential units over six (6) levels including associated site works, for Lots 6, 5 & 4 DP 19650, at No. 1, 3 & 5 The Crescent, Yagoona.

The Panel were of the view that the zoning of the site was deemed consistent for this type of development. The Panel considered all objectors' points and found that this application met or exceeded both the criteria of Council's LEP and DCP in addition to the controls contained in *State Environmental Planning Policy (Affordable Rental Housing) 2009*.

The Panel noted that Council considered all objections received and recognises the following:

**Parking** – It was noted that the applicant has met the minimum parking requirements as per clause 14 of the Affordable Rental Housing SEPP and will be providing 36 open parking spaces. The applicant noted they would not object to installing a gate as part of the consent.

**Crime** – The Bankstown Local Area Command determined that the Safer by Design Crime Risk Evaluation identified this developments overall crime risk rating as 'medium'.

**Overshadowing** – The proposed dwelling complies with the minimum solar access requirements.

**Height** – It is noted that in November 2009 an amendment to the LEP allowed for increased building heights on the development site.

**Density** – Council noted that under the Affordable Rental Housing SEPP a floor space ratio of 1.5:1 is permitted.

Council offered the following conditions to meet the above concerns:

- Lighting must be provided to the entries of the dwellings, driveways and parking areas to promote a high level of safety and security at night and during periods of low light. Lighting provided should be hooded, shielded or directed away from neighbouring dwellings to minimise glare and associated nuisances to residents.
- Lighting is to meet the minimum Australian and New Zealand Lighting Standards, particularly adjacent the walkway that leads to the Hume Highway/Yagoona Railway Station.
- A CCTV system is to be installed focusing on access points with the ability to capture and store motion video for a period of two weeks. Signage is to be placed throughout the premises alerting to the presence of the CCTV system.
- Access to the garage is to be restricted to resident use only.

Additional conditions / amendments to the conditions are as follows:

## Condition 17

Condition 17 to be amended to read:

*Pursuant to section 80A(1) of the Environmental Planning and Assessment Act 1979, and the Bankstown City Council Section 94A Development Contributions Plan 2009 (Section 94A Plan), a contribution of \$53,250 shall be paid to Council.*

*The amount to be paid is to be adjusted at the time of actual payment, in accordance with the provisions of the Section 94A plan. The contribution is to be paid before the issue of the construction certificate.*

**Note:** *The Section 94A Contributions Plans may be inspected at Council's Customer Service Centre, located at Upper Ground Floor, Civic Tower, 66-72 Rickard Road, Bankstown, between the hours of 8.30am-5.00pm Monday to Friday.*

## Condition 27

Condition 27 to be amended to read:

*Prior to the issue of any Construction Certificate for this development, the applicant must obtain approval from Council's Traffic Engineer for a Site, Pedestrian and Traffic Management Plan. This Plan must address the measures that will be implemented for the protection of adjoining properties, pedestrian safety and traffic management and other requirements as specified below.*

**NOTE: A PRIVATE CERTIFIER CANNOT APPROVE YOUR SITE, PEDESTRIAN & TRAFFIC MANAGEMENT PLAN**

*This plan shall include details of the following:*

- a) Proposed ingress and egress points for vehicles to and from the construction site;*
- b) Proposed protection of pedestrians, adjacent to the construction site;*
- c) Proposed hoardings, scaffolding and/or fencing to secure the construction site;*
- d) Proposed pedestrian management whilst vehicles are entering/exiting the construction site;*
- e) Proposed measures to be implemented for the protection of all public roads and footway areas surrounding the construction site from building activities, crossings by heavy equipment, plant and materials delivery and static load from cranes, concrete pumps and the like;*
- f) Proposed method of loading and unloading excavation machines, building material, construction materials and waste containers during the construction period;*
- g) Proposed traffic control measures such as advanced warning signs, barricades, warning lights, after hours contact numbers etc are required to be displayed and shall be in accordance with Council's and the NSW Roads and Maritime Service's requirements and AS1742.3.*
- h) Proposed method of support of any excavation, adjacent to adjoining buildings or the public road. The proposed method of support is to be certified by a Civil Engineer with National Professional Engineering Registration (NPER) in the construction of civil works.*
- i) Proposed measures to be implemented in order to ensure that no soil/excavated material is transported on wheels or tracks of vehicles or plant and deposited on the public road.*
- j) Proposed measures for protection of the environment including procedures to control environmental impacts of work e.g. sediment control, proper removal, disposal or recycling of waste materials, protection of vegetation and control/prevention of pollution i.e. water, air noise, land pollution.*

*The approved Site, Pedestrian and Traffic Management Plan is to be implemented prior to the commencement of any works on the construction site. The applicant will be required to pay for inspections by Council Officers in accordance with Council's adopted fees and charges.*

*In addition a RMS Approval / Road Occupancy Licence will be required for works on Regional or State Roads or within 100m of a traffic facility including roundabouts and traffic signals. Refer to Council's Development Engineering Standards for a list of Regional and State Roads.*

**Condition 34**

Condition 34 to be amended as follows:

*The route for transportation to and from the development site of bulk and excavation materials shall generally be by the shortest possible route to the nearest "regional road", with every effort to avoid school zones on public roads. The applicant shall nominate the route for approval by Council prior to commencement of any work on the site. An Agreement to Council's satisfaction, signed by the applicant/owner specifying the approved route and acknowledging responsibility to pay Council for damages to public property adjacent to the site shall be lodged with Council prior to release of any Construction Certificate. All damage must be rectified upon completion of work.*

**A new condition which reads:**

The applicant shall provide a security gate to the entrance to the basement car park restricting vehicular and pedestrian access to residents and visitors only.

**MOTION CARRIED**

**NOTE:** Cllr Mihailuk abstained from vote.

The meeting concluded at 9:55am

Endorsed by



Mary-Lynne Taylor  
Chair  
Sydney West Joint Regional Planning Panel  
Date: 21 March 2012