

SYDNEY WEST REGIONAL PLANNING PANEL MEETING HELD AT BANKSTOWN CITY COUNCIL ON THURSDAY 12 APRIL 2012 AT 9.30AM

PANEL PRESENT:

Mary-Lynne Taylor	Chair
Stuart McDonald	Panel Member
Paul Mitchell	Panel Member
Councillor Tania Mihailuk	Panel Member
Councillor Glenn Brookes	Panel Member
Suzie Jattan	Panel Secretariat

COUNCIL STAFF IN ATTENDANCE:

Scott Pedder	Director City Planning & Environment
Ian Woodward	Manager Development Services
Steve Arnold	Team Leader – Development Assessment

APOLOGIES: NIL

1. The meeting commenced at 9.32 am

2. Declarations of Interest

Nil

3. Business Items

2011SYW027 Bankstown City Council DA-76/2011 - Construction of part two/part three storey residential flat development containing 144 dwellings pursuant to SEPP (Affordable Rental Housing) 2009, 81-95 Boronia Rd Greenacre

4. Public Submissions

Phillip Clay (Barrister on behalf of Applicant) addressed the Panel in favour of the item.

Ben Tesoriero (Principal Planner from CPS) addressed the Panel in favour of the item.

5. Panels Decision

The Panel unanimously refuses this application. The Panel has decided to consider the application under the unamended SEPP and does not believe that it is unable to do so because of possibly inadequacy of the bus services and finds by majority of 3:2 that it could be possible to find an equivalent zone under the residential zones of the planning instrument. In the opinion of the entire Panel, however the application falls down by failing to meet the character test for the following reasons:

1. Density, site coverage, building form and building separation (not consistent with the character of the local area).

2. The buildings do not provide adequate standards of residential development in terms of SEPP 65 and the Residential Flat Design Code in relation to dwelling size, building separation, communal open space and storage.
3. The bulk scale and design of the proposed development will result in adverse amenity impacts on residential properties including privacy and overlooking impacts.

The meeting concluded at 10.50 am

Endorsed by



Mary-Lynne Taylor
Chair
Sydney West Region
Joint Regional Planning Panel
Date: 17 April 2012