

<b>ITEM</b>	<b>6-8 Cross Street and 12 Raymond Street, BANKSTOWN</b>
	<b>Demolition of existing structures and construction of a forty three (43) nine (9) storey residential flat building with associated basement car parking.</b>
<b>FILE</b>	<b>DA-462/2011 – East</b>
	<b>JRRP Reference : 2011SYW071</b>
<b>ZONING</b>	<b>3(a) - Business - CBD</b>
<b>DATE OF LODGEMENT</b>	<b>26 May 2011</b>
<b>APPLICANT</b>	<b>Jr Investment Group Pty Ltd &amp; Js Architects P/L</b>
<b>OWNERS</b>	<b>Jie Zhang</b>
<b>ESTIMATED VALUE</b>	<b>\$12,500,000</b>
<b>AUTHOR</b>	<b>City Planning and Environment</b>
<b>SITE AREA</b>	<b>1429.1m<sup>2</sup></b>

### **SUMMARY REPORT**

The Development Application proposes the demolition of existing structures and construction of a forty three (43) unit, nine (9) storey residential flat building with associated basement car parking and will involve the following works:

- Site preparation works and site excavation to provide four (4) levels of basement parking for a total of fifty nine (59) parking spaces comprising fifty (50) spaces for residents and nine (9) spaces for residential visitor parking. In addition, a total of seventeen (17) bicycle spaces within basement levels three (3) and four (4) are also proposed.
- Construction of a nine (9) level building containing forty three (43) units. The ground floor will contain three (3) units, including two (2) adaptable units and a community room. From levels two (2) to nine (9), five (5) units per each floor are proposed. Each level from two (2) to nine (9) will contain one x three (3) bedroom unit, three (3) x two (2) bedroom units and one adaptable unit containing a single bedroom.
- A common roof terrace.
- Landscaping and paving at ground level.

DA462/2011 has been assessed in accordance with the provisions of the Environmental Planning and Assessment Act, 1979 and in particular against the provisions of State Environmental Planning Policy No. 65 – Design Quality of Residential Flat Building, Bankstown Local Environmental Plan 2001 and Bankstown Development Control Plan 2005. The development fails to comply with floor space ratio, frontage, height, setback and overshadowing requirements.

Due to the narrowness of the site at the Raymond Street frontage, the curved/circular driveways within the basement at the northern end of the development fail to achieve the minimum radius for a circulation ramp, with inadequate clearances and no separator between the proposed two-way traffic. In addition, the swept path used by the applicant has not been prepared for two-way traffic movement in accordance with the relevant Australian Standard. As such, in its current layout, the site is incapable of complying with AS2890.1:2004.

The outcome of this is that, although the development may be reasonable in terms of its form and function above ground level, it is incapable of providing adequate access and manoeuvrability throughout the basement despite numerous attempts by the applicant to correct the issue.

The shortcomings of the basement are unresolvable without significant and unknown modifications to the design, which may in turn have unknown impacts on the building form above ground. Accordingly, resolution of the basement design is not a matter which is capable of being dealt with by way of conditions or a deferred commencement consent and it is recommended that the application be refused.

The application was advertised and notified for a period of 21 days. Eight (8) objections were received during this period, which raised concerns relating to height, overshadowing/health related issues, sewage, traffic congestion, increased crime risk, loss of property value, increased dust storms, removal of trees and loss of views.

### **POLICY IMPACT**

This matter has no direct policy implications.

### **FINANCIAL IMPACT**

This matter has no direct financial implications.

### **RECOMMENDATION**

That DA462/2011 be refused for the reasons identified in the attached report.