

# MINUTES OF THE SYDNEY WEST JOINT REGIONAL PLANNING PANEL MEETING HELD AT BANKSTOWN COUNCIL ON THURSDAY, 28 JUNE 2012 AT 11.00AM

## PRESENT:

Mary-Lynne Taylor	Chair
Paul Mitchell	Panel Member
Bruce McDonald	Panel Member
Tania Mihailuk	Panel Member
Glenn Brookes	Panel Member

## IN ATTENDANCE

Scott Pedder	Bankstown Council
Steve Arnold	Bankstown Council
Daniel Bushby	Bankstown Council
Adam Sampson	Bankstown Council
Monior Korkis	Bankstown Council

## APOLOGY: NIL

1. The meeting commenced at 11.00am.

## 2. Declarations of Interest -

Nil

## 3. Business Items

***ITEM 1 - 2012SYW037 – Bankstown, 144/2012, Construction of a new school for students with intellectual and physical disabilities at 98 Johnston Road, Bass Hill***

## 4. Public Submission -

Benny Chen	Addressed the panel on behalf of the applicant
Simon Ochudzawa	Addressed the panel on behalf of the applicant

## 5. Business Item Decision

***ITEM 1 - 2012SYW037 – Bankstown, 144/2012, Construction of a new school for students with intellectual and physical disabilities at, 98 Johnston Road, Bass Hill***

The application is approved unanimously by the Panel for the reasons given in the council assessment report and subject to the conditions therein as agreed with the applicant and with amendments to conditions 66 and 67 also as agreed with the applicant as follows:

66. The school is to cater for a maximum of ninety (90) students unless otherwise permitted by State Environmental Planning Policy (Infrastructure) 2007.

67. The school is to allow for up to twenty-eight (28) staff unless otherwise required under the Education Act 1990. Additional school building facilities and accommodation shall only be

permitted in accordance with State Environmental Planning Policy (Infrastructure) 2007 to accommodate changes in student enrolment demand.

#### **4. Business Items**

***ITEM 2 - 2011SYW071 – Bankstown City Council; Demolition of existing structures and construction of a nine (9) storey residential flat building with associated basement and strata subdivision; 6 & 8 Cross Street & 12 Raymond Street, Bankstown***

#### **5. Public Submission -**

Matthew Taylor

Addressed the panel on behalf of the applicant

#### **6. Business Item Decisions**

***ITEM 2 - 2011SYW071 – Bankstown City Council; Demolition of existing structures and construction of a nine (9) storey residential flat building with associated basement and strata subdivision; 6 & 8 Cross Street & 12 Raymond Street, Bankstown***

The Panel noted two serious deficiencies with the application before it – the applicant's refusal to supply verifying material relating to possible shadow impact as requested by council and failure to meet the Australian Standards in relation to basement accessway. The Panel unanimously refuses the application because the applicant failed to convince the Panel that the application met the requirements of Australian Standard 289.1: 2004 Part 1: Off-street car parking, in relation to providing satisfactory circular roadway radius, adequate clearances and no separators, and the Panel did not believe that the swept path as designed will be satisfactory for safe two-way traffic movements in accordance with AS 2890.1: 2004.

For this reason, the Panel will not adjourn the meeting to await the receipt of further material on shadow impact.

The meeting concluded at 12.15pm.

Endorsed by

Mary-Lynne Taylor  
Chair, Sydney West  
Joint Regional Planning Panel  
28 June 2012