

SYDNEY WEST REGIONAL PLANNING PANEL MEETING HELD AT BANKSTOWN CITY COUNCIL ON 26 JULY 2012 AT 11:30AM

PANEL PRESENT:

Mary-Lynne Taylor	Chair
Lindsay Fletcher	Panel Member
Bruce McDonald	Panel Member
Tania Mihailuk	Panel Member
Glenn Brookes	Panel Member

COUNCIL STAFF IN ATTENDANCE:

Scott Pedder	Director City Planning & Environment
Ian Woodward	Manager - Development Services
Steve Arnold	Team Leader - Development Assessment
Daniel Bushby	Special Projects Officer

1. The meeting commenced at 11:32am.

2. Declarations of Interest

Nil

3. Business Item

2012SYW055 – Bankstown, DA-305/2012, Construction of a new three-storey teaching facility, 2 Bullecourt Avenue, Milperra.

4. Public Submission

Two representatives from the University of Western Sydney (John Bonanao and Charles Vella) addressed the Panel in favour of the application.

5. Decision

The Panel noted that Council had considered all objections received and, in the event of an approval, the Panel recognises the need to include specific conditions and amend specific conditions as follows:

Condition 5

Condition 5 to be amended to read:

“Any new information which comes to light during excavation or construction works which has the potential to alter previous conclusions about site contamination, shall be notified to Council immediately. Works are to cease until the new information is evaluated and an appropriate response determined by the applicant which is agreed to by Council.”

Condition 6

Condition 6 to be amended to read:

“In accordance with waste classification under the NSW EPA Waste Regulations, only material classified as ‘Virgin Excavated Natural Material’ (VENM), ‘Excavated Natural Material’ (ENM), or uncontaminated ‘General Solid Waste’ may remain on-site for reuse”.

Condition 6 ‘Note’ to remain unchanged.

Condition 17

Condition 17 (s94A Levy) to be deleted having regard to the provisions of the Department of Planning Circular D6.

Condition 31

Condition 31 to be amended to replace the word “on” in the first sentence with “at”.

Condition 49

Condition 49 to be amended and is proposed to read:

“A minimum sixty-five (65) car parking spaces are to be provided for use by students and staff associated with this facility. Students of this facility are to have on-site parking made available to them without charge.”

Condition 55

Condition 55 to be amended to replace “issue of the final occupation certificate” in the second paragraph with “occupation of the development”.

Condition 56

Condition 56 to be amended to read:

“The facility is to cater for a maximum six-hundred (600) students at any one time”.

Condition 58

Condition 58 to be deleted.

Condition 62

Condition 62 to be amended to read:

“The Restriction as to User and Positive Covenant under the provision of Section 88E of the Conveyancing Act referred to in Condition 55 shall be registered on the title of the subject property with six months of the occupation of the development.”

A new condition is to be added which reads:

“Facilities are to be provided for the on-site parking of construction workers vehicles” during the period of construction of the development.

The Panel were of the view the parking allocation situation is the primary issue concerning the operations of the campus, as numerous residents have voiced concern over the amount of street parking being utilised by the University students. The panel believes that the University should cater for the parking demand of its students and staff, and if no fees were charged for parking on site it would encourage both staff and students to utilise the available parking spaces and help reduce the strain on arterial and residential roads surrounding the campus.

The UWS representatives had no objection to the changes identified by the Panel with the exception of the wording provided to Condition 49. The Panel was prepared to unanimously approve the application but only subject to the following amended condition:-

Amendment to condition 49 – *“A minimum sixty-five (65) car parking spaces are to be provided for use by students and staff associated with this facility. Students of this facility are to have on-site parking made available to them without charge.”*

The two representatives from the UWS advised that they were unable to make such a decision and accept this condition of consent without the approval of the Board of the University. The representatives advised that this condition is against the University's philosophy which endeavours not to segregate various types of students.

The application was not determined and is deferred to the Minister for a determination on the wording of Condition 49.

The meeting concluded at 12:01pm.

Endorsed by:-



Mary-Lynne Taylor
Chair
Sydney West Region
Joint Regional Planning Panel
Date: 30 July 2012