

**SYDNEY WEST JOINT REGIONAL PLANNING PANEL MEETING
HELD AT BANKSTOWN CITY COUNCIL
ON THURSDAY 18 JULY 2013 AT 2.00 PM**

PANEL PRESENT:

Mary-Lynne Taylor	Chair
Bruce McDonald	Panel Member
Paul Mitchell	Panel Member
Mayor Khal Asfour	Panel Member
Clr Ian Stromborg	Panel Member

COUNCIL STAFF IN ATTENDANCE:

Ian Woodward	Manager - Development Services
Adam Sampson	Senior Development Assessment Officer

APOLOGIES: Nil

1. The meeting commenced at 2.20pm

2. **Declarations of Interest** - Nil

3. **Business Item** -

Item 1 - 2012SYW103 – Bankstown – DA 821/2012 - Demolition of existing site structures, construction of five detached residential flat buildings, containing 100 residential apartments, 351 Hume Highway, Bankstown

4. **Public Submission**

Mr Charlie Demian addressed the Panel on behalf of the applicant.

5. **Business Item Recommendations**

The Panel unanimously approves the Application for the reasons given in the Council Planning Report and subject to the conditions suggested therein with changes as agreed to at the meeting ie;

The deferred commencement requirement be deleted and the development consent issued as an "Immediate Commencement Consent".

CONDITIONS OF CONSENT

Condition 2 a) is amended to now read:-

The development plans shall be amended as follows:-

- a) All letterboxes shall be provided adjacent to the central lobby of each building.

Condition 4 is amended to now read:-

- 4) All the recommendations of the tree report for Lot 101 DP 1040649, 351 Hume Highway, Bankstown, prepared by Dr Trevor J Hawkeswood, dated 6 March 2012 shall be implemented as part of the development.

CONDITIONS TO BE SATISFIED PRIOR TO THE ISSUE OF A CONSTRUCTION CERTIFICATE

Condition 8 is amended to now read:-

- 8) The landscape plan shall include the provision for the replacement of all boundary fencing. A new 1.8m fence is to be erected along all side and rear boundaries of the subject allotment at full cost to the developer. All fencing shall be erected atop retaining walls. The colour of the fence is to complement the development and the fence is to be constructed of lapped and capped timber paling, sheet metal or other suitable material. The selection of materials and colours of the fence is to be determined in consultation with the adjoining property owners.

Existing Condition 9 is to be deleted and replaced with:-

9. Documentary evidence of Bankstown Airport Limited's approval of the proposed development is to be submitted to Council and the Principal Certifying Authority prior to the issue of the Construction Certificate.

Existing Condition 17 is moved to be included in **CONDITIONS TO BE SATISFIED DURING CONSTRUCTION** and renumbered as 49a) ie;

- 49 a) Any redundant driveways on the Hume Highway shall be removed and replaced with kerb and gutter to match existing.

New Condition 17 now reads:-

17. The louvres/privacy screens shown on the eastern elevation of Block D and Block E, including to the balconies, shall be constructed in a manner that will prevent views into the adjoining St Felix de Valious Catholic School property at 347A Hume Highway, Bankstown.

Details are to be shown on the plans which accompany the Construction Certificate and shall be certified as compliant prior to the issue of the Occupation Certificate.

Condition 46 in **CONDITIONS TO BE SATISFIED DURING CONSTRUCTION** is amended to read as follows:

46. Except where varied by Council in response to a specific application, the hours of site works shall be limited to between 7.00am and 6.00pm on weekdays and 7.00am and 1.00pm on Saturdays. No work shall be carried out on Sundays and public holidays and weekends (Saturdays and Sundays) adjacent to public holidays.

The meeting concluded at 3.00 pm

Endorsed by:-

A handwritten signature in black ink, appearing to read 'MLT', is positioned above the printed name.

Mary-Lynne Taylor

Chair

Sydney West Regional Planning Panel

Date: 24 July 2013