

**SYDNEY WEST JOINT REGIONAL PLANNING PANEL MEETING  
HELD AT BANKSTOWN CITY COUNCIL  
ON THURSDAY 13 JUNE 2013 AT 10.30AM**

**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
Steve Arnold	Team Leader – Development Assessment
Steve Kuntz	Coordinator - Development Engineering

**APOLOGIES:** Nil

1. The meeting commenced at 10.30am

**2. Declarations of Interest -**

Mr Paul Mitchell declared previous dealings with Mr Rod Harwood however these dealings did not relate to the subject site.

**3. Business Item -**

**Item 1 - 2012SYW111 – Bankstown – DA 926/2012, Construction of 87 Villa Homes and Community Title Subdivision, 105 Wattle Street, Punchbowl**

**4. Public Submission - Nil**

**5. Panel's Decision**

The Panel unanimously approves this application on a Deferred Commencement basis subject to the following modifications to the recommended conditions of consent:-

1. Note 3 of the Conditions of Approval (Schedule B) is to be amended to read:-
  3. If you are dissatisfied with this decision you may appeal to the Land and Environment Court pursuant to Section 97 of the Environmental Planning and Assessment Act 1979 within 6 months after the date of receipt of this Notice.

2. Condition 22 is to be amended to read:

As the subject site is affected by Council's drainage easements and by local overland flooding, the development shall comply with the following:

- a) The proposed building(s) shall be located clear of existing and proposed Council easements within the site. Amended plans to this effect shall be submitted to the Principal Certifying Authority (PCA) prior to the issue of the Construction Certificate. All approved construction details shall be consistent with this requirement. Proposed buildings shall be located clear of floodway's through the site.
- b) Concrete pier and beam type footings shall be provided for all structures adjacent to Council's future or existing stormwater pipe/easement in accordance with the requirements contained in Council's Development Engineering Standards. Plans and details prepared by a qualified practising Structural Engineer, with details suitable for construction in accordance with the above Policy shall be incorporated into the details for approval of the Construction Certificate.
- c) The floor level of the proposed structure(s) adjacent to Council's drainage easement shall be constructed 300mm above(500mm in certain circumstances) the finished ground level within the easement, or floor level shall be constructed to levels as determined by the flood study including freeboard. All approved construction details shall be consistent with this requirement.
- d) Landscaping within Council's drainage easement shall be limited to grassed or paved surfaces only. Boundary fencing across Council's drainage easement /floodway shall incorporate provision for the passage of overland stormwater runoff to cater for the 1:100 year A.R.I. storm. All approved construction details shall be consistent with this requirement. A copy of the approved landscaping details shall be submitted to Council for information.
- e) An unobstructed overland flow path (floodway) for excess stormwater runoff from Council's drainage system and upstream catchment shall be constructed and maintained by the owner. The flow path and piped drainage system shall be designed to carry stormwater runoff from the 1:100 year A.R.I. design storms for the catchment concerned. Final details suitable for construction prepared by a qualified professional Civil Engineer shall be submitted to the PCA prior to the issue of the Construction Certificate. The final detailed plan shall be in accordance with the stormwater drainage concept plan. All approved construction details shall be consistent with this requirement. A copy of the approved details shall be submitted to Council for information.

3. Deletion of second last paragraph of Condition No.30 which reads:

"For commercial and multi-unit residential developments within the designated CBD or an urban village area, footway design and construction and street tree supply, installation and tree hole detailing shall be as per the Council master plan for that area. Full width footways are to be supplied by Council. Layout plan of pavement to be submitted to Council for approval prior to the issue of the Works Permit".

- A. Add a condition that the Applicant must provide written notice to all neighbours and objectors of the commencement of demolition and associated onsite asbestos removal.
- B. Panel Member - Bruce McDonald opposed imposition of Condition 59 requiring the installation of a CCTV system for a development of this type as, in his opinion the nature and form of the condition was inappropriate (but otherwise supported the approval).
- C. The Panel recommends that Council advise all objectors details of the approval granted on 13 September 2012 as Complying Development for the "Demolition of Existing Industrial Building" which applies to this site and includes standard conditions involving the removal of asbestos material.

The meeting concluded at 11:20am

Endorsed by



Mary-Lynne Taylor  
Chair  
Sydney West Joint Regional Planning Panel  
Date: 23 June 2013