

SYDNEY WEST JOINT REGIONAL PLANNING PANEL

Meeting held at **Bankstown City Council** on **Thursday 13 August 2015 at 11.30 am**

Panel Members: Mary-Lynne Taylor (Chair), Bruce McDonald, Stuart McDonald, Cr Ian Stromborg and Cr Khal Asfour

Apologies: None

Declarations of Interest: None

Determination and Statement of Reasons

2014SYW013 – Bankstown City Council – DA 821/2012/1, Demolition of existing site structures, construction of five (5) detached residential flat buildings varying in height between 3 and 5 storeys containing 100 residential apartments with associated landscaping, underground and at grade car parking S96(2), 347A and 351 Hume Highway, Bankstown

S96(2) Amendment:

Boundary adjustment

Blocks A & B - North elevation setback a further 900mm - 1000mm from the front property boundary and an additional basement level. Relocation of lift.

Block C - Basement modification, internal layout changes, including increase of units from 18 to 20.

Block D - Basement modification, internal layout changes and change of unit mix. Northern façade changed from an angled façade to a stepped façade.

Block E - Additional basement level. Internal layout changes, including increase of units from 26 to 28.

Block F - Internal layout changes, including increase of units from 22 to 28 and change of unit mix.

Date of determination: 13 August 2015

Decision:

The panel determined to approve the development application as described in Schedule 1 pursuant to section 80 of the *Environmental Planning and Assessment Act 1979*.

Panel consideration:

The panel considered: the matters listed at item 6, the material listed at item 7 and the material presented at meetings and the matters observed at site inspections listed at item 8 in Schedule 1.

Reasons for the panel decision:

1. The panel is satisfied the development to which the consent as modified relates is substantially the same development as the development for which consent was originally granted.
2. The proposed development adequately satisfies the relevant State Environmental Planning Policies including SEPP 65 Design Quality of Residential Development and associated Residential Flat Design Code, SEPP 55 Remediation of Land, SEPP (Infrastructure) 2007.
3. The proposal adequately satisfies the provisions and objectives of Bankstown LEP 2001 and Bankstown DCP 2005.
4. The proposed development amendments will have no significant additional adverse impacts on the natural or built environments, including the amenity of nearby established dwellings, the function of the adjacent school or the performance of the local road network than that for which consent was originally granted.
5. In consideration of conclusions 1-4 above the Panel considers the proposed development is a suitable use of the site and approval of the approval is in the public interest.
6. As the issue of the right of way for the adjoining school is to be resolved by a boundary adjustment, placing the right of way land into the ownership of the school, is agreed by the applicant who has also agreed to Council's Condition 62(a) the Panel accepts that right of way issue has now been satisfactorily concluded.

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Conditions: The development application was approved subject to the modified conditions in the Council Assessment Report.

Panel members:

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|  Mary-Lynne Taylor (Chair) |  Bruce McDonald |  Stuart McDonald |
|  Ian Stromborg |  Khal Asfour | |

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SCHEDULE 1

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| 1 | JRPP Reference – 2014SYW013, LGA – Bankstown City Council, DA/821/2012/1 |
| 2 | <p>Proposed development: Demolition of existing site structures, construction of five (5) detached residential flat buildings varying in height between 3 and 5 storeys containing 100 residential apartments with associated landscaping, underground and at grade car parking S96(2).</p> <p>S96(2) Amendment:</p> <p>Boundary adjustment</p> <p><u>Blocks A & B</u> - North elevation setback a further 900mm - 1000mm from the front property boundary and an additional basement level. Relocation of lift.</p> <p><u>Block C</u> - Basement modification, internal layout changes, including increase of units from 18 to 20.</p> <p><u>Block D</u> - Basement modification, internal layout changes and change of unit mix. Northern façade changed from an angled façade to a stepped façade.</p> <p><u>Block E</u> - Additional basement level. Internal layout changes, including increase of units from 26 to 28.</p> <p><u>Block F</u> - Internal layout changes, including increase of units from 22 to 28 and change of unit mix.</p> |
| 3 | Street address: 347A and 351 Hume Highway, Bankstown |
| 4 | Applicant/Owner: Applicant – Statewide Planning Pty Ltd, Owner – Bankstown Development Pty Ltd |
| 5 | Type of Regional development: Capital Investment Value > \$20M |
| 6 | <p>Relevant mandatory considerations</p> <ul style="list-style-type: none"> • Environmental planning instruments: <ul style="list-style-type: none"> ○ State Environmental Planning Policy (State and Regional Development) 2011 ○ State Environmental Planning Policy (Infrastructure) 2007 ○ State Environmental Planning Policy No. 65 – Design Quality of Residential Flat Development ○ Greater Metropolitan Regional Environmental Plan No. 2 – Georges River Catchment • Draft environmental planning instruments: Draft Bankstown Local Environmental Plan 2014 • Development control plans: <ul style="list-style-type: none"> ○ Bankstown Development Control Plan 2005 • Planning agreements: Nil • Regulations: <ul style="list-style-type: none"> ○ Environmental Planning and Assessment Act Regulation 2000 • The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality. • The suitability of the site for the development. • Any submissions made in accordance with the EPA Act or EPA Regulation. • The public interest. |
| 7 | <p>Material considered by the panel:</p> <p>At its meeting on 6 November 2014 the Sydney West JRPP took the following decision on this application. The Panel unanimously deferred determining the application for the submission by the applicant of amended plans showing the changes proposed by the applicant to deal with the appropriate accommodation of the existing of R.O.W.</p> <p>Original Council assessment report, lower basement and ground floor plan (as amended), ground floor plan (as amended), level 1, 2 and 3 floor plan (as amended), roof plan (as amended), Section A & B East elevations, Street West & Block F South elevations, Block f & E North elevations & Block C East elevations, Block D West elevation & Block A & B South elevation.</p> <p>Council Supplementary Report with recommended conditions of consent.</p> |

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| | Verbal submissions at the panel meeting: None |
| 8 | Meetings and site inspections by the panel: 6 March 2014 - Briefing Meeting; 6 November 2014 - Site Inspection and Final Briefing meeting; 13 August 2015 – Final Briefing Meeting. |
| 9 | Council recommendation: Approval |
| 10 | Conditions: Modified conditions attached to council assessment report |