

REASONS FOR REFUSAL OF THE PROPOSED PEDESTRIAN GATE

1. The proposal does not satisfy clause 2(a)(v) of the *Bankstown Local Environmental Plan 2001* [section 79C(1)(a)(i) of the *Environmental Planning and Assessment Act, 1979*].
2. The proposal does not satisfy clause 55(b) of the *Bankstown Local Environmental Plan 2001* [section 79C(1)(a)(i) of the *Environmental Planning and Assessment Act, 1979*].
3. The proposal is unsatisfactory with respect to the likely impacts on the locality [section 79C(1)(b) of the *Environmental Planning and Assessment Act, 1979*].
4. The proposal is not in the public interest [section 79C(1)(e) of the *Environmental Planning and Assessment Act, 1979*].

MODIFIED CONDITIONS OF CONSENT FOR THE PROPOSED BOOM GATE, EMERGENCY/SERVICE VEHICLE, AND SPORTING FIELD ACCESS

Conditions 2 and 3 of Determination Notice No. DA-1285/2010 (as modified) are amended to read:

- 2) Development shall take place in accordance with Development Application No. DA-1285/2010, Section 96(1A) Modification Application No. DA-1285/2010/1 submitted by Mr Charles Vella, Section 96(1A) Modification Application No. DA-1285/2010/2 submitted by Mr. Charles Vella *and Section 96(2) Modification Application No. DA-1285/2010/3 submitted by Mr Oscar Guzman*, accompanied by the plans listed below prepared by Baker Kavanagh Architects *and University of Western Sydney Capital Works & Facilities* and affixed with Council's approval stamp, except where otherwise altered by the specific amendments listed hereunder and/or except where amended by the conditions contained in this approval.
- DA-110F dated 21 September 2012 (*as modified by DA-110G dated 17 February 2014*);
 - DA-111B and DA-112B dated 22 December 2010, as modified by A-CD-S1-130, A-CD-S1-131, A-CD-S1-132, A-CD-S1-133, A-CD-S1-134, A-CD-S1-135, A-CD-S1-136, A-CD-S1-137, A-CD-S1-138, A-CD-S1-139, A-CD-S1-140 and A-CD-S1-141 dated 18 October 2012;
 - DA-113C dated 21 September 2012;
 - DA-137A dated 22 December 2010;
 - DA-200B dated 21 September 2012;
 - DA-201A dated 22 December 2010, as modified by A-CD-S1-210, A-CD-S1-211, A-CD-S1-212, A-CD-S1-213 and A-CD-S1-214 dated 18 October 2012;
 - A-CD-S1-145 dated 17 March 2011;
 - A-CD-S1-220; and
 - A-CD-S1-320
- 3) A minimum 1.8m high, palisade-type security fence is to be maintained along the Ashford Avenue frontage. An automated, sliding vehicular access gate is to be provided at the approved Ashford Avenue driveway location. This gate is to remain closed at all times, except when a resident vehicle *or service vehicle* is entering or leaving the site. Access via this gate is to be controlled by a *pressure pad system*.

A security controlled vehicular boom gate is to be provided inside the boundary at the start of the driveway to the student residences at the location identified on the approved plans. The boom gate is to remain closed at all times, except when a resident vehicle is entering or leaving the student residences. Access via this boom gate is to be controlled by a security / swipe card reader. Only forty (40) security passes / swipe cards are to be issued for access via this boom gate (i.e. 1 card per car parking space).

The following conditions are added to DA-1285/2010 (as modified):

- 2A) *The 'pedestrian self closing gate' shown on Drawing No. DA 110G is not approved under this development consent.*
- 3A) *The 'existing hinged gates' at the southern end of the Ashford Avenue boundary are to remain closed and locked at all times, except when being accessed in association with a community sporting event. All access via these gates is to be pre-arranged with campus security and a register of all users of the gates is to be kept and made available for inspection by Council upon request.*