

SYDNEY WEST JOINT REGIONAL PLANNING PANEL

Electronic Meeting

Panel Members: Mary-Lynne Taylor (Chair), Bruce McDonald and Lindsay Fletcher

Apologies: None

Declarations of Interest: None

Determination and Statement of Reasons

2014SYW048 – Bankstown - DA-1285/2010/3, University of Western Sydney, Modify Ashford Avenue access arrangements, 2 Bullecourt Avenue, Milperra.

Date of determination: 15 November 2016

Development Application:

This is a S96(2) application to amend Ashford Avenue access arrangements approved in DA1285/2010. The applicant seeks to add an additional access gate to the existing sporting fields in the western boundary fence, to provide an automated security boom gate to the boundary gate to access the student accommodation, and to provide an additional pedestrian access way to the western boundary fence.

Panel decision:

This modification application was referred to the Minister for Planning in accordance with section 89(1)(a) of the *Environmental Planning & Assessment Act 1979* (the Act), following the Panel resolution of 28 January 2015 to impose a condition not agreed to by the applicant (related to an additional pedestrian access way to the western boundary fence).

The Minister issued a direction on 8 November 2016 under section 89A of the Act for the Panel to approve the application with a modified condition 2A in lieu of the condition proposed by the Panel in respect of the pedestrian access.

In accordance with section 89A(2) of the Act, the Panel must comply with the Minister's direction. As such, the modification application is approved subject to the conditions of consent as directed by the Minister. (Refer to attached modified conditions of consent).

Panel members:



Mary-Lynne Taylor (Chair)



Bruce McDonald



Lindsay Fletcher

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SCHEDULE 1	
1	JRPP Reference – 2014SYW048, LGA – Bankstown City Council, DA/1285/2010/3
2	Proposed development: 2014SYW048 – Bankstown - DA-1285/2010/3, University of Western Sydney, Modify Ashford Avenue access arrangements.
3	Street address: 2 Bullecourt Avenue, Milperra
4	Applicant/Owner: Applicant – Department of Education (Applicant and Owner)
5	Type of Regional development: Section 96(2) modification to a Crown development over \$5 million
6	Relevant mandatory considerations <ul style="list-style-type: none"> • Environmental planning instruments: <ul style="list-style-type: none"> ○ Bankstown Local Environmental Plan 2001 • 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 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	Material considered by the panel: The Minister's direction under section 89A of the Act, pursuant to subclause (2) of that section.
8	Meetings and site inspections by the panel: 1 May 2014 - Briefing Meeting, 24 July 2014 - Site Inspection and Final Briefing meeting, 28 January 2015 – Final Briefing Meeting. 9 November 2016 to 15 November 2016 – Electronic Meeting
9	Council recommendation: Part-approval and part-refusal
10	Conditions: As per the Minister's Direction.