



Rob Stokes
Minister for Planning

Ms Mary-Lynne Taylor
Chair
Sydney West Joint Regional Planning Panel
GPO Box 39
SYDNEY NSW 2001

15/13389

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Dear Ms Taylor *Mary-Lynne,*

I refer to the Crown development application for the proposed modification to Ashford Avenue access arrangements at the University of Western Sydney (Bankstown Campus), 2 Bullecourt Avenue, Milperra (DA 1285/2010/3).

The Sydney West Joint Regional Planning Panel referred this application to the former Minister for Planning under section 89 of the *Environmental Planning and Assessment Act 1979* (the Act), advising that it had resolved to approve the application but sought to impose a condition with which the University does not agree.

I have considered the information provided in accordance with section 89, as well as additional information subsequently provided by the University, and advice from the Department of Planning and Environment (the Department).

As a result of the consideration of advice from the Department, I have determined that an alternative condition which would allow limited pedestrian access through a secure gate by the residents of the student accommodation only, and not by the general student population, is appropriate. This would ensure that the amenity of surrounding streets continues to be adequately protected, while allowing student residents reasonable access.

In accordance with section 89A of the Act, the Panel is to approve the application in accordance with its resolution, within 14 days of the date of this letter, but subject to the condition 2A specified in the attachment to this letter in lieu of the condition proposed by the Panel in respect of the pedestrian access.

I would like to thank the Panel for its advice and consideration of this application.

Should you have any further enquiries in regards to this matter, please do not hesitate to contact Ms Karen Harragon, Director Social and Other Infrastructure Assessments, at the Department on (02) 9274 6358.

Yours sincerely

Rob Stokes
Minister for Planning

Encl: Approved conditions

8 NOV 2016

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**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 revised):

~~2A) The 'pedestrian self closing gate' shown on Drawing No. DA 110G is not approved under this development consent.~~

2A) The 'pedestrian self closing gate' shown on Drawing No. DA 110 G is to be locked at all times and access only provided to residents of the student accommodation constructed under this consent and any access required for emergency purposes. In this regard, a maximum of 392 electronic passes/keys can be issued to residents of the student accommodation the subject of this consent.

Note: The University/student accommodation administration is to carry out ongoing monitoring of the gate to ensure that only residents of the student accommodation and their visitors are using the gate and that the general University population continues to access the campus via Bullecourt Avenue.

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.