




SYDNEY WEST JOINT REGIONAL PLANNING PANEL

Meeting held at Bankstown City Council on Wednesday 23 September 2015 at 12.00 pm
Panel Members: Mary-Lynne Taylor (Chair), Bruce McDonald, Stuart McDonald, Cr Khal Asfour and Cr Allan Winterbottom
Apologies: Cr Ian Stromborg
Declarations of Interest: None
Determination and Statement of Reasons
2014SYW127 – Bankstown City Council – DA741/2014, Demolition of existing site structures and construction of a mixed commercial and residential development across two towers, one 14-storeys facing Stacey Street and the other 7 storeys at the rear of the site, comprising of 106 residential units, two commercial tenancies, basement car parking and strata subdivision, 190 Stacey Street, Bankstown.
Date of determination: 23 September 2015
Decision: The panel determined to approve the development application as described in Schedule 1 pursuant to section 80 of the <i>Environmental Planning and Assessment Act 1979</i> .
Panel consideration: The panel considered: the matters listed at item 6 and the material listed at item 7 and the matters observed at site inspections listed at item 8 in Schedule 1.
Reasons for the panel decision: <ol style="list-style-type: none"> 1. The proposed development will add to the supply and choice of housing in the Southwest Metropolitan Subregion and the City of Bankstown a location with ready access to the transport facilities and the amenities and services offered by Bankstown Town Centre and will add to the commercial capacity of the Town Centre. 2. The Panel has considered the applicant's request to vary the development standard contained in Clause 30B – (Height of Buildings) contained in Bankstown LEP 2001 and considers that compliance with the standard would be unreasonable and unnecessary in the circumstances of this case as the variation will not result in a building that is inconsistent with the scale of buildings proposed in this locality and the development remains consistent with the underlying intent of the standard and the objectives of the LEP. 3. The proposed development adequately satisfies the relevant State Environmental Planning Policies including SEPP 65 Design Quality of Residential Flat Development, SEPP 55 Remediation of Land, SEPP (Infrastructure) 2007. In this regard the Panel considers the departure from recommended set back distance contained in the Residential Flat Design Code are acceptable in this case as the architectural design is considered to secure satisfactory acoustic, visual and privacy impacts a street wall presentation to Stacey Street is appropriate and the development opportunity of the adjoining site is preserved. 4. The proposal adequately satisfies the provisions and objectives of Bankstown LEP 2001 and Bankstown DCP 2005. 5. The architectural treatment, site development treatment and the landscape treatment adopted for the proposal will effectively integrate the proposed development into the existing planned character and the scale of the Bankstown Town Centre precinct in which the site is located. 6. The proposed development, subject to the conditions imposed will have no significant adverse impacts on the natural or built environments including impacts on the amenity of adjoining or nearby residential premises or the operation of local road network. 7. In consideration of conclusions 1-6 above the Panel considers the proposed development is a suitable use of the site and approval of the proposal is in the public interest.

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Conditions: The development application was approved subject to the conditions in the Council Assessment Report. Condition 2 shall carry updated reference to strata subdivision plans.

Panel members:

 Mary-Lynne Taylor (Chair)	 Bruce McDonald	 Stuart McDonald
 Allan Winterbottom	 Khal Asfour	

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SCHEDULE 1

1	JRPP Reference – 2014SYW127, LGA – Bankstown City Council, DA741/2014
2	Proposed development: Demolition of existing site structures and construction of a mixed commercial and residential development across two towers, one 14-storeys facing Stacey Street and the other 7 storeys at the rear of the site, comprising of 106 residential units, two commercial tenancies, basement car parking and strata subdivision.
3	Street address: 190 Stacey Street, Bankstown.
4	Applicant/Owner: (Applicant) – CD Architects. (Owner) – Geralex Pty Limited.
5	Type of Regional development: The development application has a capital investment value of greater than \$20 million.
6	<p>Relevant mandatory considerations</p> <p>Environmental planning instruments:</p> <ul style="list-style-type: none"> ○ State Environmental Planning Policy (State and Regional Development) 2011 ○ State Environmental Planning Policy No. 65 – Design Quality of Residential Apartment Development ○ State Environmental Planning Policy (Infrastructure) 2007 ○ Greater Metropolitan Regional Environmental Plan No. 2 Georges River Catchment ○ Bankstown Local Environmental Plan 2001 <p>Draft environmental planning instruments: Nil</p> <p>Development control plans:</p> <p>Bankstown Development Control Plan 2005</p> <p>Planning agreements: Nil</p> <p>Regulations:</p> <p>Environmental Planning and Assessment Act Regulation 2000</p> <p>The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality.</p> <p>The suitability of the site for the development.</p> <p>Any submissions made in accordance with the EPA Act or EPA Regulation.</p> <p>The public interest.</p>
7	<p>Material considered by the panel:</p> <p>Council assessment report, Recommended conditions of consent, Plans, SEPP 55 Contamination of Land Addendum to the Council Assessment Report and written submissions.</p> <p>Verbal submissions at the panel meeting:</p> <ul style="list-style-type: none"> • Ziad Chanine and David Furlong on behalf of the applicant.
8	<p>Meetings and site inspections by the panel:</p> <p>23 September 2015 - Site Inspection and Final Briefing meeting.</p>
9	Council recommendation: Approval
10	Conditions: Attached to council assessment report