

# SYDNEY WEST JOINT REGIONAL PLANNING PANEL

Meeting held at **Bankstown City Council** on **Thursday 16 July 2015 at 4.30 pm**

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

**Apologies:** None

**Declarations of Interest:** None

## Determination and Statement of Reasons

2014SYW141 – Bankstown City Council – DA 965/2014, Demolition of existing structures, construction of 290 residential units, commercial floor space, associated basement car parking, extension to Kearns Lane and associated landscaping and civil works, 350 Hume Highway, Bankstown.

**Date of determination:** 16 July 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 proposed facility will add to the supply and choice of housing including affordable rental housing within the SouthWest Metropolitan Subregion and the Bankstown local government area in a location with adequate access to transport and the services and amenities offered by Bankstown CBD and other nearby facilities. The location is considered appropriate for affordable housing given the sites access to nearby services and facilities requiring key workers.
2. The Panel has considered the Applicant's request to vary the development standard contained in Clause 36A Height of Buildings Bankstown LEP 2001 and considers that compliance with the standard is unreasonable and unnecessary in the circumstances of this case as the additional height will not result in a building that is inconsistent with the scale of buildings planned for this locality and the development remains consistent with the underlying intent of the standard and the objective of the Act.
3. The proposed development adequately satisfies the relevant State Environmental Planning Policies including SEPP (Affordable Rental Housing) 2009, SEPP 65 Design Quality of Residential Flat Development and associated Residential Flat Design Code, SEPP (Infrastructure) 2007 and SEPP 55 Remediation of Land. In regard to SEPP (Infrastructure) 2007, the Panel is satisfied that access to the commercial element of Hume Highway building cannot practically be provided from the local road network. It is also noted that the proposal will not impinge on land acquired by RMS for road widening.
4. The proposal adequately satisfies the provisions and objectives of Bankstown LEP 2001.
5. The scale, architectural treatment and landscape treatment adopted for the proposal are consistent with the character of existing and anticipated development in the locality.
6. The proposed development will have no significant adverse impacts on the natural or built environments including the amenity of nearby established dwellings, or the performance of the 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.

**Conditions:** The development application is approved subject to the conditions attached to the Council Assessment Report

### Panel members:

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|---|---|---|
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| <b>Mary-Lynne Taylor (Chair)</b>  | <b>Bruce McDonald</b>   | <b>Paul Mitchell</b>  |
|   |  |   |
| <b>Ian Stromborg</b>  | <b>Khal Asfour</b>  |   |

# SYDNEY WEST JOINT REGIONAL PLANNING PANEL

## SCHEDULE 1

|    |   |
|----|---|
| 1  | <b>JRPP Reference – 2014SYW141, LGA – Bankstown City Council, DA/965/2014</b>   |
| 2  | <b>Proposed development:</b> Demolition of existing structures, construction of 290 residential units, commercial floor space, associated basement car parking, extension to Kearns Lane and associated landscaping and civil works.  |
| 3  | <b>Street address:</b> 350 Hume Highway, Bankstown.   |
| 4  | <b>Applicant/Owner:</b> (Applicant) - NSW Land & Housing Corporation. (Owner) – C N Swadling and R Gattone and D P Gattone and P A Gattone and G A Attard and P Screpis.  |
| 5  | <b>Type of Regional development:</b> The development application has a capital investment value of greater than \$20 million.   |
| 6  | <b>Relevant mandatory considerations</b> <ul style="list-style-type: none"> <li>• Environmental planning instruments: <ul style="list-style-type: none"> <li>◦ State Environmental Planning Policy (Affordable Rental Housing) 2009</li> <li>◦ State Environmental Planning Policy No. 55 – Remediation of Land</li> <li>◦ State Environmental Planning Policy (Infrastructure) 2007</li> <li>◦ State Environmental Planning Policy (State and Regional Development) 2011</li> <li>◦ Bankstown Local Environmental Plan 2015</li> <li>◦ Bankstown Local Environmental Plan 2001</li> </ul> </li> <li>• Draft environmental planning instruments: Draft Bankstown Local Environmental Plan 2014</li> <li>• Development control plans: <ul style="list-style-type: none"> <li>◦ Bankstown Development Control Plan 2005</li> </ul> </li> <li>• Planning agreements: Nil</li> <li>• Regulations: <ul style="list-style-type: none"> <li>◦ Environmental Planning and Assessment Act Regulation 2000</li> </ul> </li> <li>• The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality.</li> <li>• The suitability of the site for the development.</li> <li>• Any submissions made in accordance with the EPA Act or EPA Regulation.</li> <li>• The public interest.</li> </ul> |
| 7  | <b>Material considered by the panel:</b><br>Council assessment report, Conditions of consent and written submissions.<br>Verbal submissions at the panel meeting: <ul style="list-style-type: none"> <li>• Joseph Cincotta</li> <li>• Adam Byrnes – Think Planners on behalf of the applicant</li> </ul>  |
| 8  | <b>Meetings and site inspections by the panel:</b><br>16 July 2015 - Site Inspection and Final Briefing meeting.  |
| 9  | <b>Council recommendation:</b> Approval   |
| 10 | <b>Conditions:</b> Attached to council assessment report  |