






## SYDNEY WEST JOINT REGIONAL PLANNING PANEL

Meeting held electronically between 4 February 2015 and 11 February 2015		
Panel Members: Mary-Lynne Taylor (Chair), Bruce McDonald, Paul Mitchell, Cllr Khal Asfour and Cllr Ian Stromborg		
Apologies: None Declarations of Interest: None		
<b>Determination and Statement of Reasons</b>		
<p><b>2015SYW021 – Bankstown – DA1236/2010/1</b>, Demolition of existing structures and construction of a residential flat building containing thirty-six (36) residential units over six (6) levels with basement car parking and associated site works under State Environmental Planning Policy (Affordable Rental Housing) 2009.</p> <p><b>S96(2)</b> – Modification to the basement, internal vehicular access ramps, redesign of the residential units to the southern end of each floor and minor modifications to the internal unit designs, Lot 4, 5 and 6 in DP 19650, Nos 1, 3 and 5 The Crescent, Yagoona.</p> <p><b>Date of determination:</b> 11 February 2015</p> <p><b>Decision:</b> The panel determined to approve the development application as described in Schedule A pursuant to section 80 of the <i>Environmental Planning and Assessment Act 1979</i>.</p> <p><b>Panel consideration:</b> 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.</p> <p><b>Reasons for the panel decision:</b></p> <ul style="list-style-type: none"> <li>• The application should be approved and condition No. 2 and No. 63 of the consent amended as recommended.</li> <li>• The amended proposal is substantially the same as that earlier approved.</li> <li>• The amended proposal will not introduce any additional impacts and the circumstances relating to the numerical increase in FSR warrant approval of that change.</li> </ul>		
<b>Panel members:</b>		
 <b>Mary-Lynne Taylor (Chair)</b>	 <b>Bruce McDonald</b>	 <b>Paul Mitchell</b>
 <b>Khal Asfour</b>	 <b>Ian Stromborg</b>	

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## SCHEDULE 1

1	<b>JRPP Reference –</b> 2015SYW021, <b>LGA-</b> Bankstown, DA/1236/2010/1
2	<p><b>Proposed development:</b> Demolition of existing structures and construction of a residential flat building containing thirty-six (36) residential units over six (6) levels with basement car parking and associated site works under State Environmental Planning Policy (Affordable Rental Housing) 2009.</p> <p><b>S96(2)</b> – Modification to the basement, internal vehicular access ramps, redesign of the residential units to the southern end of each floor and minor modifications to the internal unit designs.</p>
3	<b>Street address:</b> Lot 4, 5 and 6 in DP 19650, Nos 1, 3 and 5 The Crescent, Yagoona.
4	<p><b>Applicant/Owner:</b></p> <p><b>Applicant</b> - Mackenzie Architects International.</p> <p><b>Owners</b> - No. 1 The Crescent, Yagoona - The Crescent Pty Ltd, J Tawil, F Twail, N El Galada, G El Galada</p> <p>No. 3 The Crescent, Yagoona &amp; No. 5 The Crescent, Yagoona - The Crescent Pty Ltd, G El Galada, N El Galada, Y Tawil</p>
5	<b>Type of Regional development:</b> The development exceeds the \$5m threshold for development including 'affordable housing' pursuant to Schedule 4A of the Environmental Planning and Assessment Act 1979.
6	<p><b>Relevant mandatory considerations</b></p> <ul style="list-style-type: none"> <li>• State Environmental Planning Policy (Affordable Rental Housing) 2009</li> <li>• State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004</li> <li>• State Environmental Planning Policy (Infrastructure) 2007</li> <li>• State Environmental Planning Policy No. 65 – Design Quality of Residential Flat Buildings</li> <li>• Deemed State Environmental Planning Policy No. 2 Georges River Catchment</li> <li>• Bankstown Local Environmental Plan 2001</li> <li>• Draft Bankstown Local Environmental Plan 2014</li> <li>• Bankstown Development Control Plan 2005</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	<p><b>Material considered by the panel:</b></p> <p>Council Assessment Report</p> <p>Written submissions during public exhibition: None</p>
9	<b>Council recommendation:</b> Approval
10	<b>Draft conditions:</b> attached to assessment report.