

SYDNEY WEST JOINT REGIONAL PLANNING PANEL

Meeting held at **Bankstown City Council Chambers** on
Thursday 10 March 2016 at 1.00 pm

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

Apologies: None

Declarations of Interest: None

Determination and Statement of Reasons

2015SYW022 – Bankstown City Council – DA1144/2014, Demolition of existing structures and construction of a three (3) storey residential flat building comprising of thirty-seven (37) residential units, basement car parking and associated landscaping lodged under State Environmental Planning Policy (Affordable Rental Housing) 2009, 47 Woodville Road, Chester Hill.

Date of determination: 10 March 2016

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 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:

1. The proposed development will add to the supply and choice of housing, including affordable housing within Central West Metropolitan Subregion and the Bankstown local government area in a location with ready access to transport to the services and amenities of nearby centres including Parramatta CBD.
2. The proposed development adequately satisfies the relevant State Environmental Planning Policies including SEPP (Affordable Rental Housing) 2009, SEPP 55 Remediation of Land and SEPP 65 (Design Quality of Residential Flat Development and its associated Residential Flat Design Code and SEPP (Infrastructure) 2007.
3. The proposal adequately satisfies the applicable provisions and objectives of Bankstown LEP 2001 and Bankstown DCP 2011. In this regard the Panel notes that a number of provisions contained in the Affordable Housing SEPP prevail over those contained in the BLEP. The Panel also notes that the proposal adequately satisfies draft Bankstown LEP 2015.
4. The proposed development is considered to be of appropriate scale and form consistent with the character of the locality in which it is placed.
5. The proposed development, subject to the conditions imposed, will have no unacceptable adverse impacts on the natural or built environments including the amenity of nearby residential premises or the operation of the local road system.
6. In consideration of conclusions 1-5 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 was approved subject to the conditions in the Council Assessment Report with rewording of the Condition 74.

Condition 74 to read as follows:

In relation to the strip of land that has previously been acquired for road along the Woodville Road frontage, all buildings or structures, together with any improvements integral to the future use of the site shall be clear of the Woodville Road's road reserve (unlimited in height or depth).

Panel members:

SYDNEY WEST JOINT REGIONAL PLANNING PANEL

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|  Mary-Lynne Taylor (Chair) |  Bruce McDonald |  Paul Mitchell |
|  Ian Stromborg |  Michael Tadros | |

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SCHEDULE 1

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| 1 | JRPP Reference – 2015SYW022, LGA – Bankstown City Council, DA1144/2014 |
| 2 | Proposed development: DA1144/2014, Demolition of existing structures and construction of a three (3) storey residential flat building comprising of thirty-seven (37) residential units, basement car parking and associated landscaping lodged under State Environmental Planning Policy (Affordable Rental Housing) 2009. |
| 3 | Street address: 47 Woodville Road, Chester Hill. |
| 4 | Applicant/Owner: (Applicant) – Baraz Construction Pty Ltd. (Owners) – Leafvale Holdings Pty Ltd. |
| 5 | Type of Regional development: The development application exceeds the capital investment value of greater than \$5 million for Affordable Housing under Schedule 4A(6)(b) of the Environmental Planning and Assessment Act, 1979. |
| 6 | Relevant mandatory considerations <ul style="list-style-type: none"> • Environmental planning instruments: <ul style="list-style-type: none"> ○ State Environmental Planning Policy No. 55 – Remediation of Land ○ State Environmental Planning Policy No. 65 – Design Quality of Residential Apartment Development ○ State Environmental Planning Policy (Affordable Rental Housing) 2009 ○ SEPP (Infrastructure) 2007 ○ State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004 ○ Deemed State Environmental Planning Policy (SEPP) - Georges River Catchment ○ Bankstown Local Environmental Plan 2001 ○ Draft Bankstown Local Environmental Plan 2015 • Draft environmental planning instruments: Nil • Development control plans: Bankstown Development Control Plan 2005 • Planning agreements: Nil • Regulations: <ul style="list-style-type: none"> ○ Environmental Planning and Assessment Act 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: Council assessment report, Recommended conditions of consent, attachment to the report and written submissions. Verbal submissions at the panel meeting: <ul style="list-style-type: none"> • Elizabeth Stevens |
| 8 | Meetings and site inspections by the panel: 10 March 2016 - Site Inspection and Final Briefing meeting. |
| 9 | Council recommendation: Approval |
| 10 | Conditions: Attached to council assessment report |