

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

2015SYW051 – Bankstown City Council – DA 133/2015, Demolition of existing structures, consolidation into one (1) lot and construction of twenty-four (24) Seniors Housing Units under State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004, 16-24 Wollongbar Avenue, Panania.

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 social housing for seniors and people with a disability 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 the nearby district facilities.
2. The proposed development adequately satisfies the relevant State Environmental Planning Policies including SEPP (Housing for Seniors or People with a Disability), SEPP (Infrastructure) 2007 and SEPP 55 Remediation of Land.
3. The proposal adequately satisfies the provisions and objectives of Bankstown LEP 2015 and Bankstown DCP 2015.
4. The scale, architectural treatment and landscape treatment, adopted for the proposal are consistent with the character of existing and anticipated new residential development in the locality.
5. The proposed development amendments 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.
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.

Panel members:

		
Mary-Lynne Taylor (Chair)	Bruce McDonald	Paul Mitchell
		
Ian Stromborg	Khal Asfour	

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SCHEDULE 1	
1	JRPP Reference – 2015SYW051, LGA – Bankstown City Council, DA/133/2015
2	Proposed development: Demolition of existing site structures, consolidation into one (1) lot and construction of twenty-four (24) Seniors Housing Units under State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004.
3	Street address: 16-24 Wollongbar Avenue, Panania.
4	Applicant/Owner: NSW Land & Housing Corporation
5	Type of Regional development: The development exceeds the capital investment threshold for Crown development.
6	Relevant mandatory considerations • Environmental planning instruments: ○ Greater Metropolitan Regional Environmental Plan No. 2 – Georges River Catchment ○ State Environmental Planning Policy (State and Regional Development) 2011 ○ State Environmental Planning Policy No. 55 – Remediation of Land ○ State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 ○ State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004 ○ Bankstown Local Environmental Plan 2001 ○ State Environmental Planning Policy (Infrastructure) 2007 ○ State Environmental Planning Policy No. 65 – Design Quality of Residential Flat Development • Draft environmental planning instruments: Draft Bankstown Local Environmental Plan 2014 • Development control plans: ○ Bankstown Development Control Plan 2015 • Planning agreements: Nil • Regulations: ○ 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, Conditions of consent, Notification plan, Objectors map, Site plan, Elevations and written submissions. Verbal submissions at the panel meeting: • David Carey on behalf of Land & Housing Corporation
8	Meetings and site inspections by the panel: 16 July 2015 - Site Inspection and Final Briefing meeting.
9	Council recommendation: Approval
10	Conditions: Attached to council assessment report