

SYDNEY WEST JOINT REGIONAL PLANNING PANEL

Meeting held at Bankstown City Council on Thursday 15 October at 1.30pm
Panel Members: Mary-Lynne Taylor (Chair), Bruce McDonald, Paul Mitchell, Cr Michael Tadros, Cr Ian Stromborg
Apologies: None Declarations of Interest: None
Determination and Statement of Reasons
2015SYW069 – Bankstown – DA-303/2015 [17-19 Rookwood Road Yagoona] as described in Schedule 1.
Date of determination: 15 October 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, 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>Reasons for the panel decision:</p> <p>The Panel unanimously agrees to approve the development application subject to the conditions in the Council Assessment Report and as amended for the following reasons:</p> <ol style="list-style-type: none"> 1. The proposed development will add to the supply and choice of housing, including affordable housing in the South West Metropolitan Subregion and the Bankstown local government area in a location readily accessible to the Bankstown CBD. 2. The Panel has considered the Applicant's request to vary the development standard contained in Clause 4.3(2) (Height of Buildings) and Clause 4.1B contained in Bankstown LEP 2015 and considers that compliance with the standard would be unreasonable and unnecessary in the circumstances of this case as the site is effectively isolated and as 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 (Infrastructure) 2007 and SEPP 65 Design Quality Residential Flat Development and the associated Residential Flat Design Code, as a consequence of the constrained context of the site and these are considered acceptable. 4. The proposal adequately satisfies the provisions and objectives of Bankstown LEP 2015 and Bankstown DCP 2015. 5. The architectural treatment, site development treatment and the landscape treatment adopted for the proposal will effectively integrate the proposed development into the character and scale of the Hume Highway enterprise precinct in which the site is placed. In this regard the Panel considers the increased floor space ratio bonus resulting from the inclusion of affordable housing has been effectively integrated into the building design. 6. The proposed development, subject to the conditions imposed, will have no significant adverse impacts on the natural or built environments including the amenity and privacy 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 Panel unanimously agreed to approve the application subject to the condition in Council Assessment report and as amended below:

1. Conditions 2C – deleted
2. Condition 43f - Demolition is to be carried out in accordance with the relevant provisions of Australian Standard AS2601-2001.
3. Condition 73a - Unit numbers G02, G04, G05, G07, G08, G10, 102, 103, 105, 106, 108, 109, 111, 202, 203, 205, 206, 208, 209, 211, 306, 309 must be used for the purposes of affordable housing, and

Panel members:

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

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SCHEDULE 1

1	JRPP Reference – LGA – Council Reference: 2015SYW069 – Bankstown – DA-303/2015
2	Proposed development: Demolition of Existing Structures and Construction of a Four Storey Residential Flat Building Comprising of 41 Units in Two Buildings with Basement Carparking under SEPP (Affordable Rental Housing)
3	Street address: 17-19 Rookwood Road Yagoona
4	Applicant: Maisan Group P/L Owner: Molenda and Maisan Group P/L
5	Type of Regional development:
6	Relevant mandatory considerations: <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 Flat Development; • State Environmental Planning Policy (Affordable Rental Housing) 2009; • State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004; • Deemed State Environmental Planning Policy (SEPP) – Georges River Catchment; • Bankstown Local Environmental Plan 2015; • Bankstown Development Control Plan 2015; • Residential Flat Design Code; and • Bankstown Development Engineering Standards. • The application fails to comply in regards to min • 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 Environmental Planning and Assessment Act 1979 (EPA) or EPA Regulation. • The public interest.
7	Material considered by the panel: Council Assessment Report Dated 6 October 2015 Written submissions during public exhibition: 1 Verbal submissions at the panel meeting: Support- None; Against - None; On behalf of the applicant- None
8	Meetings and site inspections by the panel: Site inspection, Final Briefing & Determination Meeting 15 October 2015.
9	Council recommendation: Approve
10	Draft conditions: As attached to Council Assessment Report