

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
2015SYW139 – Bankstown – DA-1369/2014 [135-151 Hume Highway Chullora] 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.
Reasons for the panel decision: The Panel unanimously agrees to approve the application subject to the conditions in the Council Assessment Report for the following reasons: <ol style="list-style-type: none"> 1. The proposed development will provide a contemporary car sales and servicing facility in a readily accessible location that will add to the commercial services offered to the City of Bankstown and other nearby localities. 2. The proposed development adequately satisfies the relevant State Environmental Planning Policies including SEPP 55 Remediation of Land and SEPP (Infrastructure) 2007. 3. The proposal adequately satisfies the provisions and objectives of Bankstown LEP 2001 and Bankstown DCP 2005. 4. The architectural treatment, site development treatment and the landscape treatment adopted for the proposal will integrate the proposed development into the character and scale of the Hume Highway enterprise precinct in which the site is placed. 5. The proposed development, subject to the conditions imposed, will have no significant adverse impacts on the natural or built environments including the amenity of adjoining or nearby residential premises, or the operation of 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 Panel agrees to the application subject to the conditions outlined in the Assessment Report and as per the following amendments; <ol style="list-style-type: none"> 1. Clause 14(f) - Reinstatement of the footway reserve and adjustment or relocation of existing public utility services to match the footway design levels as proposed on the approved Work Permit. Adjustment or relocation to any public utility services and road signage posts shall be carried out to the requirements of the public utility authority at the applicant's expense. (amended condition) 2. Clause 14(g) - Prior to removal of the existing street sign, the applicant shall apply to the Bankstown Traffic Committee for approval to relocate the sign. All costs associated with the relocation shall be at the applicant's expense. (additional condition) 3. Clause 26 - A Construction Traffic Management Plan detailing construction vehicle routes, number of trucks, hours of operation, access arrangements and traffic control should be submitted to Roads and Maritime for determination prior to the issue of a construction certificate. (moved from condition no. 64) 4. Clause 51 - Any works carried out on the allotment at the northern end of Cahill Lane shall be subject to the following: <ol style="list-style-type: none"> a) All works shall be in accordance with the recommendations and conclusion outlined in the Preliminary Contamination Assessment, submitted by Geotechnique Pty Ltd, titled Preliminary

SYDNEY WEST JOINT REGIONAL PLANNING PANEL





Contamination Assessment, Proposed Lot Creation, Cahill Lane, Greenacre Report No. 13551/1-AA, dated 30 September 2015.

- b) Any new information which comes to light during works which has the potential to alter previous conclusions about site contamination, shall be notified to Council immediately.

If unexpected materials are unearthed, works are to cease until the situation is evaluated and an appropriate response determined by the applicant which is agreed to by Council. Council may also request that a NSW EPA accredited site auditor or occupational hygienist is involved to assist with the assessment of the new contamination information.

- c) Any activity carried out in accordance with this approval shall not give rise to offensive odour, offensive noise, or pollution of air, land or water as defined in the Protection of the Environment Operations Act 1997.
- d) Any fill imported on to the site shall be classified validated to ensure that it is suitable for the proposed land use. This validation must be undertaken by a suitably qualified and experienced environmental consultant in accordance with relevant EPA Guidelines.
- e) All soils removed from the property shall be classified in accordance with the NSW EPA Waste Classification Guidelines 2014 and be disposed of to an appropriate EPA licensed waste facility. (additional condition)

Panel members:

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

SYDNEY WEST JOINT REGIONAL PLANNING PANEL

SCHEDULE 1

1	JRPP Reference – LGA – Council Reference: 2015SYW139 – Bankstown – DA-1369/2014
2	Proposed development: Excavation works and demolition of existing site structures, and construction of two (2) motor vehicle showrooms, service centre, car parking and associated landscaping works, and partial closure of Cahill Lane
3	Street address: 135-151 Hume Highway Chullora
4	Applicant: Mosca Pserras Architects Owner: Kasecorp Pty Ltd
5	Type of Regional development:
6	Relevant mandatory considerations: <ul style="list-style-type: none"> • State Environmental Planning Policy (State and Regional Development) 2011 • State Environmental Planning Policy (Infrastructure) 2007 • State Environmental Planning Policy No. 55 – Remediation of Land • Bankstown Local Environmental Plan 2001, • Bankstown Local Environmental Plan 2015(draft), • Bankstown Development Control Plan 2005 • 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: nil 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