






SYDNEY WEST JOINT REGIONAL PLANNING PANEL

Electronic Meeting held 30 and 31 March 2016		
Panel Members: Mary-Lynne Taylor, Bruce McDonald, Paul Mitchell, Cr Ian Stromborg, Cr Michael Tadros		
Apologies: None Declarations of Interest: None		
Determination and Statement of Reasons		
2015SYW167 – Bankstown - DA-882/2015 [417-423 Hume Highway YAGOONA] as described in Schedule 1.		
Date of determination: 31 March 2016		
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 agreed to approve the application, subject to the conditions in the Assessment Report, for the following reasons: <ol style="list-style-type: none"> 1. The Panel agrees that there is justification for the variation of CI 4.3.2 of Bankstown LEP relating to building height and finds the written request to be well founded and acceptable. 2. The proposed development will add to the supply of affordable housing in a location with ready access to centres requiring key workers. 3. The building and its impacts are compatible with its urban context. 4. In consideration of conclusions 1-3 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
 Cr Michael Tadros	 Cr Ian Stromborg	

SYDNEY WEST JOINT REGIONAL PLANNING PANEL

SCHEDULE 1

1	JRPP Reference – LGA – Council Reference: 2015SYW167 – Bankstown – DA882/2015
2	Proposed development: Demolition of existing structures and construction of a four (4) storey residential flat building comprising of fifty-four (54) units and basement carparking under the State Environmental Planning Policy (Affordable Rental Housing) 2009
3	Street address: 417-423 Hume Highway YAGOONA
4	Applicant: Omar Abdul-Rahman Owner: Mohammed El-Badar, Amadee Vella, Sin Kun Sung, Chandra and Saras Wati Pal
5	Type of Regional development: CIV >\$5 million – private infrastructure & community facilities
6	Relevant mandatory considerations: <ul style="list-style-type: none"> • State Environmental Planning Policy No.55 – Remediation of Land • State Environmental Planning Policy (Affordable Rental Housing) 2009 • Deemed State Environmental Planning Policy (SEPP) – Georges River Catchment • State Environmental Planning Policy No.65 – Design Quality of Residential Apartment Development • State Environmental Planning Policy (Infrastructure) 2007 (Infrastructure SEPP) • State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004 • Bankstown Local Environmental Plan 2015 • Bankstown Development Control Plan 2015 • 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, including the principles of ecologically sustainable development.
7	Material considered by the panel: Council Assessment Report Dated 22 March 2016 Written submissions during public exhibition: N/A
8	Meetings and site inspections by the panel: Electronic Meeting 30 – 31 March 2016
9	Council recommendation: Approval
10	Draft conditions: As per assessment report