

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

2015SYW180 – Bankstown City Council – DA1207/2015, Demolition of existing structures and construction of a 10-storey mixed use development and parking for Bankstown RSL and Hotel, 23-27A Marion Street and 32 Kitchener Parade, Bankstown.

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 contribute additional social facilities, amenities and recreation accommodation to the Bankstown CBD consistent with Bankstown's Strategic Centre role within the Central West Metropolitan Sub Region.
2. The Panel has considered the applicant's request to vary the development standards contained in Clause 4.3 (Height of Buildings) and Clause 4.4 (Floor Space Ratio) of Bankstown LEP 2015 and considers that compliance with these standards is unreasonable and unnecessary in the circumstances of this case as the additional height and floor space will not result in a building that is inconsistent with the scale of buildings planned for this locality, will have negligible impacts and development remains consistent with the objectives of the standards and the applicable B4 Mixed Use Zone. In this case the Panel considers the variations result in a high quality urban design and built form outcome that strengthens the presentation to the corner and whilst providing street level activation and legibility and improved safety in the area. The variations to the standards are warranted in this area and are in the public interest.
3. The proposed development adequately satisfies the relevant State Environmental Planning Policies including SEPP (Infrastructure) 2007 and SEPP 55 Remediation of Land. In this regard the Panel relies upon the conclusion in the Council Town Planners Report that this site can be made suitable for the proposed use following the remediation proposed.
4. The proposal adequately satisfies the applicable provisions and objectives of Bankstown LEP 2015 and Bankstown DCP 2015.
5. The proposed development is consistent in scale and form, and the pattern of development anticipated within that sector of the CBD in which the site located and will provide a strong architectural presence on this prominent entry location to the CBD.
6. 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.
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.

Conditions: The development application was approved subject to the conditions in the Council Assessment Report, including this additional condition 69:

Condition 69 to read as follows - Car parking spaces for 391 vehicles shall be provided in marked spaces in the manner generally shown in the approved plans of which a minimum of 60 spaces are to be permanently maintained for the hotel use.

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SCHEDULE 1

1	JRPP Reference – 2015SYW180, LGA – Bankstown City Council, DA1207/2015
2	Proposed development: Demolition of existing structures and construction of a 10-storey mixed use development and parking for Bankstown RSL and Hotel.
3	Street address: 23-27A Marion Street and 32 Kitchener Parade, Bankstown.
4	Applicant/Owner: (Applicant) – Think Planner Pty Ltd. (Owners) – City of Bankstown RSL Community Club.
5	Type of Regional development: The development application exceeds the capital investment value of greater than \$20 million.
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 ○ Greater Metropolitan Regional Environmental Plan No. 2 - Georges River Catchment ○ Bankstown Local Environmental Plan 2015 • Draft environmental planning instruments: Nil • Development control plans: Bankstown Development Control Plan 2015 • 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"> • Nil
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