

**MINUTES OF THE SYDNEY WEST  
JOINT REGIONAL PLANNING PANEL MEETING  
HELD AT AUBURN CITY COUNCIL  
ON THURSDAY, 23 MAY 2013 AT 11.30 AM**

**PRESENT:**

Mary-Lynne Taylor	Chair
Lindsay Fletcher	Panel Member
Bruce McDonald	Panel Member
Mayor Ned Attie	Panel Member

**IN ATTENDANCE**

Glenn Francis	Manger Development Assessment
Karl OKorn	Team Leader Development
Michael Lawani	Senior Development Assessment Officer
Siva Sivakumar	Team Leader Engineering
Damian O'toole	Consultant Town Planner

**APOLOGIES:** Councillor Le Lam

**1.** The meeting commenced at 11.38 am

**2. Declarations of Interest**

Nil

**3. Business Items**

**Item 1** - 2012SYW112 – Auburn -DA-308/2010/C -Section 96(2) application to modify total number of units, building height and vehicular access - Integrated Development (Water Management Act 2000), 41 - 45 Hill Road, Wentworth Point

**Item 2** - 2012SYW107 – Auburn - DA-309/2010/B - Section 96(2) application including modified vehicular access arrangements, additional residential units and associated car parking, 41 - 45 Hill Road, Wentworth Point

**Item 3** - 2013SYW019 – Auburn - DA16/2013 - Demolition of existing structures and construction of 8 storey mixed-use building including 98 residential units over ground level commercial premises, 6 - 14 Park Road, Auburn

**4. Public Submission –**

**Item 1 –**

**Addressing the Panel in favour of the item**

- George Gesouras (applicant)
- Edward Natour (applicant)
- Karl May - architect

## Item 2 -

### Addressing the Panel in favour of the item

- George Gesouras
- Edward Natour
- Karl May

## Item 3 –

### Addressing the Panel against the item

- Mr John Robinson – Principal, Trinity Catholic College
- Mr Peter Laybutt – Planning Consultant

## 5. The Panel's Decision

### **2012SYW112 – Auburn -DA-308/2010/C -Section 96(2) application to modify total number of units, building height and vehicular access - Integrated Development (Water Management Act 2000), 41 - 45 Hill Road, Wentworth Point**

The Panel unanimously approves the modification application for the reasons given in the council planning report subject to the council's suggested conditions.

### **2012SYW107 – Auburn - DA-309/2010/B - Section 96(2) application including modified vehicular access arrangements, additional residential units and associated car parking, 41 - 45 Hill Road, Wentworth Point**

The Panel unanimously approves this modification application for the reasons given in the council planning report subject to the council's proposed conditions with additional conditions that there be appropriate gates and CCTV in the area of the temporary road.

***In relation to both these applications the panel strongly recommends to council that, in the assessment of the civil works development application for this site there should be a requirement for a barrier to be placed in the driveway opposite the foyer exits of the building on Lot C and further recommends conditions to ensure suitable arrangements will be made requiring the removal of the temporary road works and reinstatement of the landscaping when the road on adjoining Lot 8 is completed and made available.***

### **2013SYW019 – Auburn - DA16/2013 - Demolition of existing structures and construction of 8 storey mixed-use building including 98 residential units over ground level commercial premises, 6 - 14 Park Road, Auburn**

Whilst the concerns of Trinity Catholic College about overlooking of playgrounds and traffic congestion are important, the panel believes traffic has been dealt with appropriately with this application and overlooking impact is not a matter that relates solely to this development. It is result of planning controls design to revitalise the City Centre and it is not only this site which will contribute to overlooking of the school. This development complies well with the controls, as demonstrated in Councils assessment report and any minor variations have been justified. It is considered unlikely that significant landscaping that will prevent overlooking from an 8 storey building could be accommodated on this site. The School's recommendations for changes to the balconies would deleteriously affect the

amenity of the north facing balconies. If the school considers the overlooking impact to be serious enough it is perhaps time for the school to take its own measures to prevent overlooking from all likely sites. [The council may be persuaded to assist by a change in the regime of the street planting] The Panel believes that there is scope on the school site itself to deal with overlooking impact.

The Panel unanimously approves the application, for the reasons given the council report and subject to the council's proposed conditions and the following minor amendments:

1. Additional condition -

100. **Boundary Windows Covenant**

All windows adjacent to the side boundaries of the site must be sealed, bricked up or otherwise enclosed prior to the construction of any building abutting such windows. Prior to a Construction Certificate being issued, a restrictive covenant is to be registered on the Title of all units facing each affected boundary. The covenant is to be created appurtenant to Council and at no cost to Council.

Reason: To ensure that owners are advised of the requirement to accommodate future development potential of adjoining land.

2. Deletion of conditions 100 and 101 (as they are contained elsewhere in the list of conditions).

Note: the Panels attention was drawn to minor typographical errors in the council's business paper.

4.4 - Floor space ratio (2) - the FSR is not breached (page 46)

2.11 - Dwelling size D1 – there is no breach (page 85)

2.1 - Number of storeys – at 27 metres, the design meets the LEP controls but does not meet the DCP guideline of 6 storeys – there is no breach (page 62)

The meeting concluded at 1.00 pm

Endorsed by



Mary-Lynne Taylor  
Chair  
Sydney West Joint Regional Planning Panel  
Date: 23 May 2013