

**MINUTES OF THE SYDNEY WEST
JOINT REGIONAL PLANNING PANEL MEETING
HELD AT AUBURN CITY COUNCIL
ON THURSDAY, 26 SEPTEMBER 2013 AT 11.30 AM**

PRESENT:

Bruce McDonald	Acting Chair
Paul Mitchell	Panel Member
Bruce Clarke	Panel Member
Clr Ned Attie	Panel Member
Clr Le Lam	Panel Member

IN ATTENDANCE

Glenn Francis	Manger Development Assessment
Karl OKorn	Team Leader Development
Siva Sivakumar	Team Leader Development and Design
Michael Lawani	Senior Development Assessment Officer

APOLOGIES: Mary-Lynne Taylor

1. The meeting commenced at 11.55 am

2. Declarations of Interest

Nil

3. Business Item -

Item 1 - 2013SYW018 – Auburn - DA24/2013, Demolition of existing structures, site consolidation and construction of part 8, part 5 storey mixed use building comprising a hotel accommodation and ground floor office tenancies over two levels of basements car parking, 188-194 Parramatta Road and 76-80 Macquarie Road, Auburn

4. Public Submission –

Addressing the Panel against the item –

- Chris Skamvogeras

Addressing the Panel in favour of the item –

- Amy Sutherland (Planner) on behalf of the applicant

5. Panel's Decision

2013SYW018 – Auburn - DA24/2013, Demolition of existing structures, site consolidation and construction of part 8, part 5 storey mixed use building comprising a hotel accommodation and ground floor office tenancies over two levels of basements car parking, 188-194 Parramatta Road and 76-80 Macquarie Road, Auburn

The Panel's decision by a majority of 3 votes to 2 agreed that the application merited approval subject to the conditions contained in the Council Assessment Report with the following amendments and with an additional condition relating to the provision of light barrier to prevent headlight glare intrusion into the adjoining residence and landscaping to be undertaken at an early stage of mature plant species of minimum 200L sizes.

The amended conditions are -

Condition 1 (A) to read as –

The following "Deferred Commencement" condition(s) are applied and must be satisfied before the consent can operate:-

Consent is granted subject to the following "deferred commencement" conditions for a 2 year time limit. In accordance with section 80(3) of the Environmental Planning and Assessment Act, this development consent will not operate until Council is satisfied as to the matters set out in these "deferred commencement" conditions. If the Deferred Commencement conditions are not satisfied within 2 years from the date of issue of this Consent, the Consent shall lapse.

Condition DC2(d) – delete "Additional 20%"

Condition 6 Delete "Note" and include as new Condition

Condition 85 (d) deleted

Condition 94 – Traffic Management to read as –

A traffic management plan shall be submitted to and approved by Council for all demolition, excavation, construction activities and on-going use associated with the development prior to commencement of work. That plan must also address delivery times; garbage collection times related to the operation of the approved use; require all service vehicles to enter and leave Macquarie Road via Parramatta Road and install controls of regulating on street parking.

Condition 104 – Heading to read as –

Engineer Certificate for critical pump within basement

Condition 109 – to amend last dot point to read as follows

Construction by the applicant shall be completed prior to issue of **any Occupancy Certificate**.

Additional Conditions –

Condition 124 – Deliveries to the Site

All deliveries and collections to and from the site shall be coordinated with the service suppliers such that trucks or road vehicles of any size greater than 2 tons are limited to entering the site between 7.00am and 6.00pm Monday to Friday; and 8.00am to 6.00pm Weekends and Public holidays.

Reason:- to protect the amenity of the surrounding land uses.

Condition 125 – Light Barrier

Appropriate light deflection screen up to a maximum height of 1200mm shall be erected within the southern boundary of the site to deflect vehicle headlights as they turn into the site from Macquarie Road. Details shall be submitted to and approved by Council prior to the issue of the Construction Certificate.

Reason:- to avoid excessive glare to adjoining residential development.

Condition 126 – Landscape Planting – Southern Boundary

Proposed landscaping along the southern boundary of the site shall be carried out at the earliest possible stage of the construction works for the site. All proposed trees shall have minimum pot size of 200L. Amended landscape plan shall be submitted to and approved by the Principal Certifying Authority prior to the issue of the Construction Certificate.

Reason:- to soften the impact of the development on adjoining residential zoned lands

Advisory Note: That the applicant shall liaise with Council with a view to amending the design/facade presentation of the hotel on the corner of Parramatta and Macquarie Roads.

Those voting in favour of the decision were: Bruce McDonald, Paul Mitchell and Bruce Clarke. Those voting against the decision were: Ned Attie and Le Lam.

The members who opposed the proposal considered:

- The scale of the proposed building will result in an unsatisfactory transition to existing residential development to the south of the site, which in turn will result in unacceptable overshadowing, particularly of the adjoining residence in Macquarie Road.
- The location of the proposed service areas and access driveway will cause unacceptable loss of amenity to adjoining residents and users of the church hall in Macquarie Road due to noise and headlight glare.
- The design of the proposed building is considered to be unsatisfactory for the following reasons –
 - The Parramatta Road and Macquarie Road facades lack interest and present an unacceptable appearance at what is considered to be a critical Parramatta Road location. It is considered the buildings presentation sets an unacceptable benchmark for subsequent development of the Parramatta Road Precinct.

- The scale and presentation of the proposed building conflicts with the nearby heritage items in Parramatta Road and Macquarie Road.

The meeting concluded at 1.05 pm

Endorsed by

Bruce McDonald
Acting Chair
Sydney West Joint Regional Planning Panel
Date: 10 October 2013