

SYDNEY WEST JOINT REGIONAL PLANNING PANEL

STATEMENT OF REASONS

for decision under the *Environmental Planning and Assessment Act 1979 (NSW)*

The Sydney West Joint Planning Panel (JRPP) provides the following Statement of Reasons for its decision under section 80 of the *Environmental Planning and Assessment Act 1979 (NSW)* (the Act) to:

Grant consent to the development application subject to conditions

Construction of a mixed use development up to 16 storeys comprising 330 residential units, 6 retail units and associated car parking, landscaping and drainage works at 1 Burroway Road, Wentworth Point (Block G)

Council Reference: DA-263/2013 - JRPP Reference: (2013SYW086)

Applicant: Fairmead Business P/L

The proposed development is classified as regional development as it has a Capital Investment Value of more than \$20 million.

A. Background

1. JRPP meeting

Sydney West Joint Planning Panel meeting was held on 22 May 2014 at Auburn Council, 4.30 pm.

Panel Members present:

Paul Mitchell - Chair
Mary-Lynne Taylor
Bruce McDonald
Mayor Hicham Zraika
Councillor Ned Attie

Council staff in attendance:

Glenn Francis
Karl Okorn
Michael Lawani
Bala Sudarson
Fay Ong

Apologies: None

Declarations of Interest: None

2. JRPP as consent authority

Pursuant to s 23G(1) of the Act, the Sydney West Joint Planning Panel (the Panel), which covers the Auburn Council area, was constituted by the Minister.

The functions of the Panel include any of a council's functions as a consent authority as are conferred upon it by an environmental planning instrument [s 23G(2)(a) of the Act], which in this case is the *State Environment Planning Policy (State and Regional Development) 2011*.

Schedule 4A of the Act sets out development for which joint regional planning panels may be authorised to exercise consent authority functions of councils.

3. Procedural background

A **briefing meeting** was held with council on 31 October 2013.

A **site visit** was undertaken by panel on 22 May 2014.

A **final briefing meeting** was held with council on 22 May 2014.

B. Evidence or other material on which findings are based

In making the decision, the Panel considered the following:

s79C (1) Matters for consideration—general

(a) the provisions of:

(i) any environmental planning instrument,

- ***State Environmental Planning Policy No.55 – Remediation of Land***
- ***State Environmental Planning Policy No. 64 (Advertising and Signage)***
- ***State Environmental Planning Policy – BASIX (2004)***
- ***State Environmental Planning Policy (Infrastructure) 2007***
- ***State Environmental Planning Policy Number 65 – Quality Design of Residential Flat Development***
- ***Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005***
- ***Sydney Regional Environmental Planning 24 Homebush Bay***

(ii) any proposed instrument that is or has been the subject of public consultation under the Act and that has been notified to the consent authority

- Not applicable

(iii) any relevant development control plan

- ***HBW DP 2004 as amended***
- ***No. 1 Burroway Road DCP***
- ***Auburn development Contributions Plan 2007***

(iiia) any relevant planning agreement that has been entered into under section 93F, or any draft planning agreement that a developer has offered to enter into under section 93F

- VPA (RMS & Billbergia – HBW Bridge Link)

The Panel was provided with nine submissions made in accordance with the Act or the regulations, all objected to the proposal. In making the decision, the Panel considered the submissions.

In making the decision, the Panel considered the following material:

1. Council's Assessment Report on the application received on 14 May 2014.
2. Council's resolution.
3. List of submissions.

In making the decision, the Panel also considered the following submissions made at the meeting of the Panel on 22 May 2014:

1. Ms Pamela Dilworth addressed the Panel against the application on behalf of Advocacy & Alliance, a combination of the Wentworth Point Progress Group and other residents of Newington/Wentworth Point at the meeting.
2. Mr Greg Dowling on behalf of the applicant addressed the panel in favour of the application.

The Panel has carefully considered the material referred to in Section B.

C. Findings on material questions of fact

(a) Environmental planning instruments. The Panel has considered each of the environmental planning instruments referred to in Section B.

The Panel agrees with and adopts the analysis in Council's Assessment Report in relation to each of the environmental planning instruments referred to in Section B.

(b) Development control plan. The Panel has considered the Auburn Development Control Plan 2010 referred to in Section B above.

The Panel agrees with and adopts the analysis in Council's Assessment Report in relation to the Development Control Plan.

(c) Likely environmental impacts on the natural environment. In relation to the likely environmental impacts of the development on the **natural** environment, the Panel's findings are as follows.

The Panel agrees with and adopts the analysis in relation to the likely environmental impacts of the development on the **natural** environment in Council's Assessment Report.

(d) Likely environmental impacts of the development on the built environment. In relation to the likely environmental impacts of the development on the **built** environment, the Panel's findings are as follows.

The Panel agrees with and adopts the analysis in relation to the likely environmental impacts of the development on the **built** environment in Council's Assessment Report.

(e) Likely social and economic impacts. In relation to the likely social and economic impacts of the development in the locality, the Panel's findings are as follows.

The Panel agrees with and adopts the analysis in relation to the likely social and economic impacts of the development in Council's Assessment Report.

(f) Suitability of site. Based on a consideration of all of the material set out in Section B above and given the Panel's findings in this Section C, the Panel's finding is that the site is suitable for the proposed development.

(g) Public Interest. Based on a consideration of all of the material set out in Section B above and given the Panel's findings in this Section C, the Panel's finding is that granting consent to the development application is in the public interest. In particular, the Panel is of the view that the following matters lead to the conclusion that granting consent to the development application is in the public interest.

D. Why the decision was made

1. The Panel considers that the proposed development will be consistent with the future scale and form of development planned for Wentworth Point particularly as envisaged in the Homebush Bay West DCP Amendment No. 1.
2. That a proper analysis of the traffic and parking generation associated with this development application has been undertaken and that the impacts will be acceptable. Further the Panel notes that a program of road upgrade works has been prepared to accommodate all currently planned development in the locality and that arrangements have been made for funding of the works program.
3. That the wider public interest will be served by the approval of this development given that it is well designed and will provide greater housing choice in this centrally located urban renewal area.
4. For all of the above reasons the panel considers the site is suitable for the proposed development.



JRPP member (chair)
Paul Mitchell



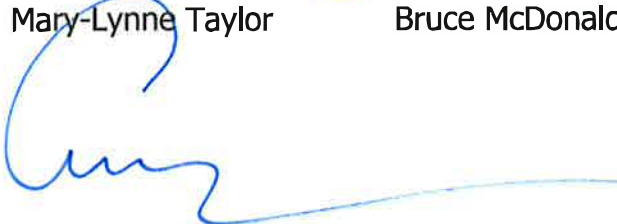
JRPP member
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