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In reply quote: DA-368/2013

Joint Regional Planning Panels
Regional Panels Secretariat
23-33 Bridge Street
SYDNEY NSW 2000

Contact Name: K Okorn
3 July 2014

Dear Sir/Madam,

**SUBJECT: DEVELOPMENT APPLICATION DA-368/2013 AT 93 - 105 AUBURN ROAD
AND 18 HARROW ROAD, AUBURN**

Reference is made to the subject development proposal to be considered by the Joint Regional Planning Panel (JRPP) on 17 July 2014. The purpose of this letter is to inform the JRPP of the Council resolutions in relation to this development application and the associated Voluntary Planning Agreement.

Development Application DA-368/2014 was reported to Council as an information report on 16 April 2014 and Council resolved the following:

- 1. That Council prepare a submission to JRPP stating that the height of this development is totally out of character with the Auburn CBD and that there has been no mandate from the community for such a radical change to the density of the area or height.***
- 2. That Council hold a public meeting regarding this Development Application and that the result of that meeting be provided as a supplementary report to the JRPP.***

The Voluntary Planning Agreement proposal was reported to Council on 16 April 2014 and Council resolved the following:

- 1. That Council receive and note the offer of a Voluntary Planning Agreement and:***
 - a) Accept (in principle) the offer a Voluntary Planning Agreement (VPA) as submitted with Development Application DA-365/2013 for the proposed construction of publicly accessible Village Square, through site link and town centre upgrade works; and***
 - b) Authorise the General Manager to continue negotiations with the applicant in relation to the detailed terms of the Voluntary Planning Agreement noting that Council endorses the exemption from tendering for the VPA works pursuant to Section 55(3)(i) of the Local Government Act 1993 for the proposed works, and***
 - c) Instruct the General Manager to advise the Joint Regional Planning Panel that Council has endorsed the Voluntary Planning Agreement submitted to Council in conjunction with DA-368/2013 and that they are to consider this in their assessment and determination of the development application DA-368/2013.***

2. That due to the events that led to the resulting VPA, being the different forms and design qualities a development can take but remaining within the gazetted floor space ratio, Council resolve:-

- a) That a planning proposal be prepared to allow for different design concepts within the Auburn Town Centre in the form of increases in height controls and remaining within the gazetted floor space ratios.**
- b) The increase in height controls yet complying with the current floor space ratio is to provide building envelopes that will achieve better urban design outcomes, promote design excellence and facilitate the achievement of the objectives of SEPP65 and the associated Residential Flat Design Code.**
- c) Instruct the General Manager to advise the Joint Regional Planning Panel immediately that Council has resolved to undertake a planning proposal as indicated above.**

It is requested that the JRPP have regard the above Council resolutions in the determination of Development Application DA-368/2013.

Yours faithfully,



Karl Okorn
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