

**MINUTES OF THE SYDNEY WEST  
JOINT REGIONAL PLANNING PANEL MEETING  
HELD AT AUBURN CITY COUNCIL  
ON THURSDAY, 17 JULY 2014 AT 5.00 PM**

Present:

Paul Mitchell – Acting Chair  
Bruce McDonald – Panel Member  
Kara Krason – Panel Member  
Hicham Zraika – Panel Member  
Ned Attie – Panel Member

Council staff in attendance to assist the JRPP

Glenn Francis  
Karl Okorn  
Michael Lawani  
Rajan Rajarajan

Apologies: Mary Lynne Taylor

**1. The meeting commenced at 5.00 pm**

The Chair welcomed everyone to the Sydney West Joint Regional Planning Panel Meeting.

**2. Declarations of Interest – None**

**3. Business Item –**

2013SYW108 – Auburn City Council - DA368/2013 Construction of a mixed use development comprising a 17 storey buildings & a 19 storey building containing a total of 246 residential units & 7 retail tenancies over 4 levels of basement car parking including a Voluntary Planning Agreement, 93-105 Auburn Road and 18 Harrow Road, Auburn

**4. Public Submissions –** The Panel considered the following submissions made at the meeting of the Panel on 17 July 2014:

Submissions made against the development application:

- Mr Phillip Grebert, Pastor, Auburn Baptist Church
- Mrs Gillian Guy – Vice President of Auburn Public School P&C Association
- Hon Barbara Perry MP – Member for Auburn

Submission made in favour of the development application:

- Scott Barwick
- Eugene Marhese

## **5. Request to adjourn meeting on religious grounds.**

### **The response of the Panel**

1. In general the JRPP takes advice from the affected local council about the appropriate time and date, subject to the over-riding requirement to hold a meeting within 14 days from the receipt of the final council report.
2. This means that meetings are held at a range of times namely: in the morning, the afternoon and evenings starting at 5pm.
3. In this particular case, the time and date was negotiated with the council and has been publicly notified.
4. In those circumstances the public expects that the meeting will take place at that time.
5. One of the state government objectives for JRPPs is that they deal with regionally significant development matters in a timely fashion.
6. The suggestion that meetings should only occur at night from 6.30 pm and not on any religious season or school holidays was considered to be impractical and inconsistent with the need for timely decision-making.

## **6. Panel Decision**

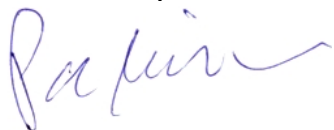
The panel decides as follows:

1. The **area** in which the site is located is generally suited to higher density residential and commercial development. The Panel notes that such higher density development will occur under the current planning controls and that neighbouring and surrounding areas must anticipate the changes associated with this higher density development.
2. The Panel notes the location of **this site**, particularly its higher elevation compared to its surrounds and its situation on the edge of the town centre near residential areas, a school and a church.
3. In the above context the panel finds that the height of the proposed building fails to satisfy the requirements of clause 4.6 of the LEP in that it is not compatible with the character of its surrounds and broader locality nor does it provide adequate protection from over shadowing.

4. Notwithstanding, the panel is attracted to the development concept design advanced in this application being narrower towers above podiums of a scale that are compatible with their surrounds.
5. Therefore the panel defers determination of this application and invites resubmission of a revised application consistent with the current design approach (as outlined in 4 above) but which compiles with the height standard or is acceptable under clause 4.6 of the LEP.
6. The panel notes that any revised application must consider all applicable standards and criteria and that achievement of the maximum FSR (5:1) cannot be assumed.
7. If a revised application is not submitted within 3 months of today's date the panel will reconvene and determine the current application.

**Meeting closed at 8.50 pm**

Endorsed by



Paul Mitchell  
Acting Chair  
Sydney West Joint Regional Planning Panel  
Date: 17 July 2014