

SYDNEY WEST JOINT REGIONAL PLANNING PANEL

Meeting held at **Auburn City Council** on **Thursday 11 December 2014 at 6.00 pm**

Panel Members: Bruce McDonald (Acting Chair), Lindsay Fletcher and Cr Le Lam

Apologies: Paul Mitchell, Councillor Ned Attie and Councillor Hicham Zraika

Declarations of Interest: None

Determination and Statement of Reasons

2014SYW017 – Auburn City Council - DA-400/2013, Construction of a residential flat complex encompassing 2 x 8 storey buildings and 1 x 27 storey high rise building encompassing 383 apartments, pocket par, three storey car park and associated landscaping and stormwater works, Lot 3 DP 270778, 1 Burroway Road, Wentworth Point.

Date of determination: 11 December 2014

Decision:

The panel determined to approve the development application as described in Schedule 1 pursuant to section 80 of the *Environmental Planning and Assessment Act 1979*.

Panel consideration:

The panel considered: the matters listed at item 6, the material listed at item 7 and the material presented at meetings (including the applicant's legal advice) and the matters observed at site inspections listed at item 8 in Schedule 1.

Reasons for the panel decision:

1. The proposed development will add to the supply and choice of housing within the Central West Metropolitan Subregion and Auburn.
2. The proposed development adequately complies with all relevant State Environmental Planning Policies including SEPP 65 (Design of Residential Flat Development and SREP 24).
3. The proposed development adequately complies with Homebush Bay West DCP.
4. The proposal will have no significant adverse effects on the built or natural environments including the amenity of established residence or the performance of the local road network.
5. In consideration of conclusions 1-4 above the Panel considers the proposal is in the public interest.

Decision: The development application was approved subject to the conditions in the Council Assessment Report with amendments to Condition 3, Condition 11 and Condition 27 at the meeting.

Panel members:



Bruce McDonald (Acting Chair)



Lindsay Fletcher



Le Lam

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SCHEDULE 1

1	JRPP Reference – 2014SYW017, LGA – Auburn City Council, DA/400/2013
2	Proposed development: Construction of a residential flat complex encompassing 2 x 8 storey buildings and 1 x 27 storey high rise building encompassing 383 apartments, pocket par, three storey car park and associated landscaping and stormwater works.
3	Street address: Lot 3 DP 270778, 1 Burroway Road, Wentworth Point.
4	Applicant/Owner: Applicant – Sekisui House Pty Ltd/SH Homebush Peninsula Pty Ltd.
5	Type of Regional development: Capital Investment Value > \$20M
6	Relevant mandatory considerations <ul style="list-style-type: none"> • Environmental planning instruments: <ul style="list-style-type: none"> ○ State Environmental Planning Policy 55 – Remediation of Land ○ State Environmental Planning Policy 65 – Residential Flat Buildings ○ State Environmental Planning Policy – BASIX 2004 ○ State Environmental Planning Policy (Infrastructure) 2007 ○ State Regional Environmental Policy (Sydney Harbour Catchment) 2005 ○ State Regional Environmental Policy 24 – Homebush Bay Area ○ Lot 9 Concept Plan Approval (MP06_0098 & MP06_0098 MOD2) • Draft environmental planning instruments: Nil • Development control plans: <ul style="list-style-type: none"> ○ Homebush Bay West 2004 + Amendments No. 1 ○ Auburn Development Contributions Plan 2007 • Planning agreements: Nil • Regulations: <ul style="list-style-type: none"> ○ Environmental Planning and Assessment Regulation 2000 • The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality. • The suitability of the site for the development. • Any submissions made in accordance with the EPA Act or EPA Regulation. • The public interest.
7	Material considered by the panel: Council assessment report and written submissions. Verbal submissions at the panel meeting: <ul style="list-style-type: none"> • Anne Smith
8	Meetings and site inspections by the panel: 30 January 2014 - Briefing Meeting, 11 December 2014 - Site Inspection & Final Briefing meeting.
9	Council recommendation: Approval
10	Conditions: Attached to council assessment report