

SYDNEY WEST JOINT REGIONAL PLANNING PANEL

Meeting held at 12:30 pm on 29 August 2014 at Auburn City Council

Panel Members: Mary-Lynne Taylor (Chair), Bruce McDonald, Lindsay Fletcher and Hicham Zraika

Apologies: Ned Attie Declarations of Interest: None

Determination and Statement of Reasons

2014SYW018 – Auburn City Council DA 399/2013 [at 41 – 45 Hill Road, Wentworth Point] as described in Schedule 1.

Date of determination: 29 August 2014

Decision:

The panel determined to approve the development application as described in Schedule A 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 and the matters observed at site inspections listed at item 8 in Schedule 1.

Reasons for the panel decision:

The proposed development is consistent with the applicable Lot 9 Concept Plan (Precinct C) approved by the Department of Planning & Environment as modified pursuant to approval granted by the Minister for Planning on 26 June 2014.

The proposal is satisfactorily compliant with the provisions of Homebush Bay West DCP 2004, as amended, and sufficiently compliant with the provisions of State Environmental Protection Plan 65 – Residential Flat Buildings, including design principals and associated Residential Design Code.

The proposed development will not unreasonably impact on the amenity of existing and planned future development in the locality.

Having regard to the increased public transport facilities offered by the approved bridge connection to Rhodes, Rhodes Railway Station and planned roadway and bus-service improvements, the proposal will not unreasonably impact on traffic conditions in the locality and the consent contains conditions that have been required Roads & Maritime Services. The Council Engineer has confirmed that the development complies with Council's vehicular parking and access requirement.

The proposed development results in beneficial utilization of redundant industrial land in a location that will be serviced by public transport services including existing ferry services and the additional services that will be provided by the planned Homebush Bay Bridge.

The proposed development will add to the supply and choice of housing within the Central Western Metropolitan Subregion in a location with access to nearby existing services and the amenity offered by its proximity to public domain facilities adjacent to the Parramatta River and proximity to Sydney Olympic Park.

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The development is considered to be a suitable use of the subject land, consistent with its planned intent and approval is considered to be in the public interest.

Conditions:


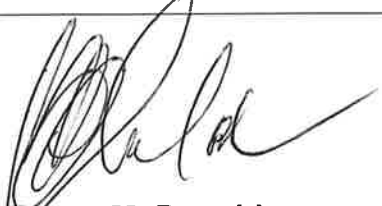


The development application was approved subject to the conditions in Appendix A of the Council Assessment Report as amended at the meeting.

Condition 41 - delete word 'existing'

Condition 68 - to be moved to a note at end of conditions of consent

Condition 75 – change 'to comply with Australian standards' instead of 'to comply with Auburn Parking & Loading DCP'

Panel members:

		
Mary-Lynne Taylor (Chair)	Bruce McDonald	Lindsay Fletcher
		
Hicham Zraika		

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SCHEDULE 1

1	JRPP Reference – LGA- Council Reference: 2014SYW018 – Auburn City Council DA 399/2013
2	Proposed development: Construction of a residential flat complex encompassing 6, 8 and 20 storey buildings with 281 apartments, a three level car park and associated civil works and services (Lot 9C)
3	Street address: Lot 9 DP 776611, 41-45 Hill Road, WENTWORTH POINT NSW 2127
4	Applicant/Owner: Sekisui House Australia Pty Limited/ SH Homebush Peninsula Pty Limited
5	Type of Regional development: Capital Investment Value over \$20 million.
6	Relevant mandatory considerations <ul style="list-style-type: none"> • Environmental planning instruments: <ul style="list-style-type: none"> ○ SEPP 55 – Remediation of Land ○ SEPP 65 – Residential Flat Buildings ○ SEPP BASIX 2004 ○ SREP (Sydney Harbour Catchment) 2005 ○ SREP 24 - Homebush Bay Area ○ Lot 9 Concept plan approval (MP06_0098 & MP06_0098 MOD 2) • Development control plans: <ul style="list-style-type: none"> ○ Homebush Bay West 2004 ○ Auburn Development Contributions Plan 2007 • 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 Dated 15 August 2014 Written submissions during public exhibition: 25 Verbal submissions at the panel meeting: Against- Pamela Dilworth, Barbara Perry MP and Cr Irene Simms; On behalf of the applicant- Greg Dowling and Karl May
8	Meetings and site inspections by the panel: Briefing meeting on 30 January 2014, site visit on 29 August 2014 and final briefing meeting on 29 August 2014
9	Council recommendation: Approval
10	Draft conditions: As attached to council report and amended at the meeting