

JOINT REGIONAL PLANNING PANEL (Sydney West)

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| JRPP No | 2014SYW019 |
| DA Number | DA-406/2013 |
| Local Government Area | Auburn |
| Proposed Development | Demolition of existing dwellings and construction of 7 storey residential flat building comprising 94 units with 3 levels of basement parking for 114 vehicles including landscaping & civil works |
| Street Address | 32 – 40 Kerrs Parade, AUBURN |
| Applicant/Owner | Applicant: Zhinar Architects Owner: Mr R Oueik |
| Number of Submissions | Two (2) |
| Regional Development Criteria (Schedule 4A of the Act) | Value exceeds CIV threshold |
| List of All Relevant s79C(1)(a) Matters | <p>List all of the relevant environmental planning instruments:</p> <ul style="list-style-type: none"> • SEPP 65 • SEPP 55 • SREP (Sydney Harbour Catchment) • Auburn LEP 2010 <p>List 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: s79C(1)(a)(ii)</p> <ul style="list-style-type: none"> • Planning Proposal 3/2010 Planning proposal to increase the maximum floor space ratio (FSR) for certain land zoned B4 Mixed Use and R4 High Density Residential within the Auburn local government area. <p>List any relevant development control plan: s79C(1)(a)(iii)</p> <ul style="list-style-type: none"> • Auburn DCP 2010 <p>List 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: s79C(1)(a)(iv)</p> <ul style="list-style-type: none"> • Nil <p>List any coastal zone management plan: s79C(1)(a)(v)</p> <ul style="list-style-type: none"> • Nil <p>List any relevant regulations: s79C(1)(a)(iv) eg. Regs 92, 93, 94, 94A, 288</p> |

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| | <ul style="list-style-type: none"> Nil |
| List all documents submitted with this report for the panel's consideration | As per lodgement with the initial application except as modified by the attached architectural plans |
| Recommendation | Approval |
| Report by | <p>Independent Planning Consultant:</p> <p>Damian O'Toole of <i>Damian O'Toole Townplanning Pty Ltd</i></p> |

Assessment Report and Recommendation Cover Sheet
