

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

2014SYW020 – Auburn City Council - DA-357/2013, Demolition of existing site improvements and construct a four (4) to eight (8) storey hotel development with commercial premises, two function rooms, one restaurant and associated car parking, landscaping and stormwater works, 32 Parramatta Road, Lidcombe.

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 introduce uses and facilities that will contribute to the revitalisation of the Parramatta Road corridor consistently with the objectives of the B6 Enterprise Zone under Auburn LEP 2010.
2. The proposed development has been designed to minimise impacts on the neighbouring residential occupations.
3. The proposal adequately satisfies the relevant State Environmental Planning Standards including SEPP55 Remediation of Land and SEPP 'Infrastructure' 2007' and the provisions of Auburn LEP 2010.
4. The proposal will not have significant negative impact on the built or natural environments including the amenity of adjoining or nearby residential premises or the performance of the local road network.
5. In consideration of points 1-4 above the Panel considers approval of the proposal is in the public interest.

Decision: The development application was approved subject to the conditions in the Council Assessment Report.

Panel members:



Bruce McDonald (Acting Chair)



Lindsay Fletcher



Le Lam

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SCHEDULE 1

1	JRPP Reference – 2014SYW020, LGA – Auburn City Council, DA/357/2013
2	Proposed development: Demolition of existing site improvements and construct a four (4) to eight (8) storey hotel development with commercial premises, two function rooms, one restaurant and associated car parking, landscaping and stormwater works.
3	Street address: 32 Parramatta Road, Lidcombe.
4	Applicant/Owner: Applicant – Urban Link Pty Limited, JFC Management Pty Limited.
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 Regional Environmental Policy (Sydney Harbour Catchment) 2005 ◦ Auburn Local Environmental Plan 2010 • Draft environmental planning instruments: Nil • Development control plans: <ul style="list-style-type: none"> ◦ Auburn Development Contributions Plan 2010 • 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: None
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