

JOINT REGIONAL PLANNING PANEL (Sydney West)

JRPP No	2014SYW031
DA Number	DA-16/2013/A
Local Government Area	Auburn
Proposed Development	Section 96(2) application to modify basement layout (B1-B3) and reduce floor height of ground floor
Street Address	6 – 14 park Road, AUBURN
Applicant/Owner	Applicant: Zhinar Architects Owner: Apartments on Park Pty Ltd
Number of Submissions	One (1)
Regional Development Criteria (Schedule 4A of the Act)	96(2) 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> <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 information
Recommendation	Approval
Report by	Independent Planning Consultant: Damian O'Toole of <i>Damian O'Toole Townplanning Pty Ltd</i>

Assessment Report and Recommendation Cover Sheet
