

SYDNEY WEST JOINT REGIONAL PLANNING PANEL

Meeting held at Auburn City Council on Friday 19 September 2014 at 12.00 pm

Panel Members: Mary-Lynne Taylor (Chair), Bruce McDonald, Stuart McDonald, Ned Attie and Hicham Zraika

Apologies: None - Declarations of Interest: None

Determination and Statement of Reasons

2014SYW064 - Construction of 8 and 20 storey mixed use retail/residential flat building complex comprising 396 apartments, 11 retail tenancies and associated car parking, landscaping and drainage works (Block B), Lot 3 DP 270778, 1 Burroway Road, Wentworth Point

Date of determination: 19 September 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:




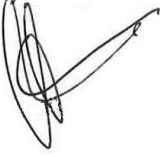

The panel considered: the matters listed at item 6, the material listed at item 7 and the material presented at meetings and the matters observed at site inspections listed at item 8 in Schedule 1.

Reasons for the panel decision:

1. The proposed development is consistent with the applicable Homebush Bay West Amendment No. 1 approved by the Department of Planning & Environment as modified pursuant to approval granted by the Minister for Planning on 31 July 2013.
2. 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 principles and associated Residential Design Code.
3. The proposed development will not unreasonably impact on the amenity of existing and planned future development in the locality.
4. Having regards 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.
5. 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.
6. 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.
7. The development is considered to be 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.

Panel members:

 Mary-Lynne Taylor (Chair)	 Bruce McDonald	 Stuart McDonald
 Hicham Zraika	 Ned Attie	

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SCHEDULE 1

1	JRPP Reference – 2014SYW064, LGA – Auburn City Council, DA 113/2014
2	Proposed development: Construction of 8 and 20 storey mixed use retail/residential flat building complex comprising 396 apartments, 11 retail tenancies and associated car parking, landscaping and drainage works (Block B).
3	Street address: 1 Burroway Road, Wentworth Point
4	Applicant/Owner: Fairmead Business Pty Ltd
5	Type of Regional development: Capital Investment Value > \$20M
6	<p>Relevant mandatory considerations</p> <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 • Draft environmental planning instruments: Nil • Development control plans: <ul style="list-style-type: none"> ○ Homebush Bay West 2004 + amendment no. 1 ○ Auburn Development Contributions Plan 2007 • Planning agreements: Nil • Regulations: <ul style="list-style-type: none"> ○ Environmental Planning and Assessment Act 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	<p>Material considered by the panel:</p> <p>Council Assessment Report Written submissions during public exhibition: three Verbal submissions at the panel meeting: Against – Nil, Support- Saul Moran on behalf of the applicant</p>
8	Meetings and site inspections by the panel: Briefing meeting 29 August 2014 and site inspection on 19 September 2014.
9	Council recommendation: Approval
10	Reasons: Attached to council assessment report