

## 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

**2014SYW095 – Alterations and additions to approved 8 storey mixed use development including construction of 4 additional residential levels, 6-14 Park Road, Auburn**

**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:**





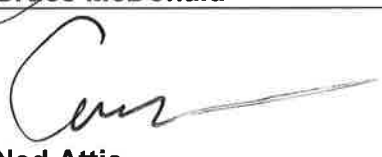
The panel considered: the matters listed at item 6, the material listed at item 7 and the material presented at meetings and the matters observed at site inspections listed at item 8 in Schedule 1.

**Reasons for the panel decision:**

1. The development of the site for residential units of the scale and extent proposed is consistent with its planned intent as expressed by the zoning, height and density controls provided in Auburn LEP 2010 and will contribute to housing supply and choice in the Metropolitan Western Sub Region Policy and Auburn LGA.
2. The proposed development will provide additional housing supply and choice in a location with ready access to bus and rail public transport services and ready access to the facilities, services and schools amenity offered by Auburn Town Centre.
3. The proposed development is generally consistent with the provision of the Auburn DCP 2010 and with the provisions of SEPP65 – Design Quality of Residential Buildings.
4. The proposed development is considered to be of appropriate scale and form that is consistent with the existing and future urban context in which the building will be located.
5. The proposal will have no adverse effect on the natural environment, is consistent with the planned built environment of the locality and 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 and as amended at the meeting.

**Panel members:**

 <b>Mary-Lynne Taylor (Chair)</b>	 <b>Bruce McDonald</b>	 <b>Stuart McDonald</b>
 <b>Hicham Zraika</b>	 <b>Ned Attie</b>	

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### SCHEDULE 1

1	<b>JRPP Reference – 2014SYW095, LGA – Auburn City Council, DA 150/2014</b>
2	<b>Proposed development:</b> Alterations and additions to approved 8 storey mixed use development including construction of 4 additional residential levels.
3	<b>Street address:</b> 6-14 Park Road, Auburn
4	<b>Applicant/Owner:</b> Applicant – Zhinar Architects Pty Ltd, Owner – Apartments on Park Pty Ltd
5	<b>Type of Regional development:</b> Capital Investment Value > \$20M
6	<b>Relevant mandatory considerations</b> <ul style="list-style-type: none"> <li>• Environmental planning instruments: <ul style="list-style-type: none"> <li>○ Auburn LEP 2010</li> <li>○ SEPP 55 – Remediation of Land</li> <li>○ SEPP 65 – Residential Flat Buildings</li> <li>○ SEPP BASIX 2004</li> </ul> </li> <li>• Draft environmental planning instruments: Nil</li> <li>• Development control plans: <ul style="list-style-type: none"> <li>○ Auburn Development Control Plan 2010</li> </ul> </li> <li>• Planning agreements: Nil</li> <li>• Regulations: <ul style="list-style-type: none"> <li>○ Environmental Planning and Assessment Act Regulation 2000</li> </ul> </li> <li>• The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality.</li> <li>• The suitability of the site for the development.</li> <li>• Any submissions made in accordance with the EPA Act or EPA Regulation.</li> <li>• The public interest.</li> </ul>
7	<b>Material considered by the panel:</b> Council Assessment Report Written submissions during public exhibition: eleven Verbal submissions at the panel meeting: <b>Against</b> – Eddie Billett, Myall Stevens and David Thompson. <b>Support</b> – Jeff Mead and Robert Varga on behalf of the applicant
8	<b>Meetings and site inspections by the panel:</b> Site inspection and final briefing meeting on 19 September 2014.
9	<b>Council recommendation:</b> Approval
10	<b>Reasons:</b> Attached to council assessment report