




SYDNEY WEST JOINT REGIONAL PLANNING PANEL

Meeting held at Auburn City Council on Thursday 7 May 2015 at 2.45 pm		
Panel Members: Mary-Lynne Taylor (Chair), Bruce McDonald, Paul Mitchell, Cr Ned Attie and Cr Hicham Zraika		
Apologies: None Declarations of Interest: None		
Determination and Statement of Reasons		
2014SYW118 – Auburn – DA-251/2014 [61-71 Queen Street Auburn] as described in Schedule 1.		
Date of determination: 7 May 2015		
Decision: The panel determined to approve the development application as described in Schedule 1 pursuant to section 80 of the <i>Environmental Planning and Assessment Act 1979</i> .		
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: <ol style="list-style-type: none"> 1. The proposed facility will add to the supply and choice of housing within the Central West Metropolitan Subregion and the Auburn local government area in a location with ready access to metropolitan transport services and the amenity and services offered by Auburn Town Centre and will add to the commercial capacity of the Centre. 2. The proposed development adequately satisfies the relevant State Environmental Planning Policies including SEPP 65 Design Quality of Residential Flat Development and associated Residential Flat Design Code, SEPP (Infrastructure) 2007 and SEPP 55 Remediation of Land. 3. The proposal adequately satisfies the provisions and objectives of Auburn LEP 2010 and Auburn DCP 2010. 4. The scale, architectural treatment and landscape treatment, adopted for the proposal are consistent with the character of anticipated residential development in the locality. 5. The proposed development will have no more significant adverse impacts on the natural or built environments including the amenity of nearby established dwellings, the adjacent school or the performance of the local road network than the application earlier approved on this site. 6. In consideration of conclusions 1-5 above, the Panel considers the proposed development is suitable use of the site and approval of the proposal is in the public interest. 		
Conditions: The development application was approved subject to the conditions of consent outlined in the Council Assessment Report and with the following additional condition. <u>Screening trees to be provided</u> A row of advanced trees shall be planted along the north western property boundary (within the site) to ensure a suitable screen is provided between the proposed development and the existing school to the northwest of the site. The trees shall be planted in an advanced state prior to the issue of any Occupation Certificate for the proposed development. The trees shall be maintained by the owner of the site in perpetuity. Full details of the proposed screen planting shall be submitted to the Manager, Development Assessment – Auburn City Council, for approval prior to the issue of any Construction Certificate for the development. Details shall include, without limitation, the proposed plant type (botanical name and common name), proposed method of installation and proposed maintenance schedule. Species selected shall be large trees capable of providing a visual buffer at the perimeter of the development. <u>Reason:-</u> To provide visual relief to the adjoining school and improve the amenity of the locality.		
Panel members:		
		
Mary-Lynne Taylor (Chair)	Bruce McDonald	Paul Mitchell
Approval by email Hicham Zraika		

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SCHEDULE 1

1	JRPP Reference – LGA – Council Reference: 2014SYW118 – Auburn – DA-251/2014
2	Proposed development: Alterations and additions to approved part 8, part 9 storey mixed use development including an additional 4 storeys, additional basement level and reconfiguration of all floors to allow for 134 residential units and 5 retail tenancies
3	Street address: 61-71 Queen Street, AUBURN
4	Applicant/Owner: Applicant: Simon Loulach Owner: Loulach Steel Pty Limited
5	Type of Regional development: Capital Investment Value >\$20M
6	Relevant mandatory considerations: <ul style="list-style-type: none"> • State Environmental Planning Policy (State and Regional Development) 2011 • State Environmental Planning Policy 65 • State Environmental Planning Policy 55 • State Environmental Planning Policy (Infrastructure) • Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005 • Auburn Local Environmental Plan 2010 • 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 Dated : 21 April 2015 Written submissions during public exhibition: 5 Verbal submissions at the panel meeting: Against- Peter Laybutt, Michael Barrington; On behalf of the applicant- Nigel White & Simon Loulach
8	Meetings by the panel: Final Briefing Meeting: 7 May 2015
9	Council recommendation: Approval
10	Draft conditions: As attached to Council Assessment Report and as amended by the new condition added at the meeting.