

SYDNEY WEST JOINT REGIONAL PLANNING PANEL

Meeting held at **Auburn City Council** on **Thursday 7 May 2015** at 2.45pm

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

2014SYW119 – Auburn – DA-268/2014 [3 Burroway Road, Wentworth Point] as described in Schedule 1.

Date of determination: 7 May 2015

Decision:

The panel is minded to approve the application for the reasons set out below but has decided to defer determination of this application until such time as it is provided with definite advice that the site can or cannot be remediated suitably for the proposed use.

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.

Proposed Reasons for the panel decision:

1. There has not been compliance with SEPP 55 in that the report on remediation has not yet concluded, without further investigation, that the site is suitable for proposed use. However,
2. 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 planned for this purpose with access to metropolitan transport services including ferry services and upon provision the proposed Homebush Bay bridge link to Rhodes to rail services, and also with access to the amenities offered by Olympic Park.
3. The proposed facility will provide additional retail services to this intensively developing residential locality.
4. The proposed development adequately satisfies the relevant State Environment Planning Policies including SEPP 65 Design Quality of Residential Flat Development and associated Residential Flat Design Code, SEPP (Infrastructure) 2007, SREP (Sydney Harbour Catchment) 2005 and SREP-Homebush Bay Area.
5. The proposal adequately satisfies the provisions and objectives of Homebush Bay West DCP including amendment no.1 and is consistent with the adopted masterplanning for comprehensive redevelopment of Wentworth Point. In that regard the scale, architectural treatment and landscape treatment, adopted for the proposal are consistent with the character of anticipated residential development in the locality.
6. The proposed development will have no significant adverse impacts on the natural or built environment.
7. In consideration of conclusions 2-6 above the Panel considers the proposed development is a suitable use of the site subject to demonstration that it can be satisfactorily remediated.

Note:

That the panel has been provided with

- i) Appendix B of the Council Assessment Report which was not included within the distributed documents
- ii) The complete preliminary remediation report (ERM July 2014) required by SEPP 55

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Conditions:

The Panel is minded to approve the deferred determination based on following conditions to be included within the Conditions of Consent of the Council Assessment Report:

140. Foreshore Street design

Foreshore Street including associated pathways, landscape areas, on-street parking spaces and basement below the Foreshore Street shall be redesigned to address the following:

- a) Foreshore street footpaths grades and on-street parking grades shall be designed to comply with Australian Standards.
- b) Detailed plans showing the compliance of above requirements shall be submitted and approved by Council's Manager Development Assessment **prior to the issue of any Construction Certificate.**
- c) A detailed landscape plan showing all the details including finished surface levels shall be submitted and approved by Council's Manager Development Assessment **prior to the issue of any Construction Certificate.**

Reason: to ensure design complies with Australian standards.




141 Civil Works

Prior to the issue of Final Occupation Certificate, access to public roads from the proposed development shall be constructed in accordance with the Council's standards & specifications and approved plans. In this regard,

- a) The works shall include road pavement, kerb & gutter, pedestrian footpath, necessary pram access, relief drainage, traffic signs, line markings, street lighting, water quality treatment device and service conduits.
- b) All roads and road associated infrastructure including lighting shall be completed in accordance with the approved plans.
- c) A compliance certificate of the **civil works/infrastructure** development shall be submitted.
- d) All associated cost shall be borne by the applicant.

Reason: to ensure roads within the development are appropriately constructed and development sites are ready for construction.

Panel members:

 Mary-Lynne Taylor (Chair)	 Bruce McDonald	 Paul Mitchell
Approved via email Hicham Zraika		

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SCHEDULE 1

1	JRPP Reference – LGA – Council Reference: 2014SYW119 – Auburn – DA-268/2014
2	Proposed development: Construction of 4, 6, 8 and 25 storey mixed use development comprising 699 residential units, 6 commercial/retail units, associated car parking, road construction and foreshore public open space (Block C) - Integrated Development (Water Management Act 2000)
3	Street address: 3 Burroway Road, Wentworth Point
4	Applicant/Owner: Fairmead Business 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 55 – Remediation of Land • State Environmental Planning Policy 65 – Residential Flat Buildings • State Environmental Planning Policy BASIX 2004 • State Environmental Planning Policy (Infrastructure) 2007 • Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005 • Sydney Regional Environmental Plan 24 - Homebush Bay Area • Homebush Bay West 2004 & Amendment No.1 • Auburn Development Contributions Plan 2007 • 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: 27 Verbal submissions at the panel meeting: On behalf of the applicant- Saul Moran
8	Meetings by the panel: Final Briefing Meeting & Determination Meeting: 7 May 2015
9	Council recommendation: Approval
10	Draft conditions: Not applicable