

SYDNEY WEST JOINT REGIONAL PLANNING PANEL

Meeting held at **Auburn City Council** on **Thursday 13 August 2015 at 3.30 pm**

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

Apologies: None

Declarations of Interest: None

Determination and Statement of Reasons

2014SYW119 – Auburn City Council - DA-268/2014, 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), Lot 4 DP 270778, 3 Burroway Road, Wentworth Point.

Date of determination: 13 August 2015

Decision:

The panel determined to approve the development application as described in Schedule 1 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 matters observed at site inspections listed at item 8 in Schedule 1.



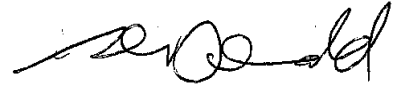

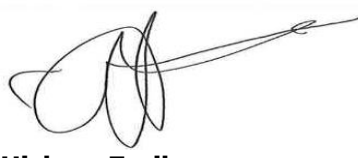
Reasons for the panel decision:

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 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.
2. The proposed facility will provide additional retail services to this intensively developing residential locality.
3. 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.
4. 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.
5. The proposed development will have no significant adverse impacts on the natural or built environment.
6. In consideration of conclusions 1-5 above the Panel considers the proposed development is a suitable use of the site subject to demonstration that it can be satisfactorily remediated.

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Conditions: The development application was approved subject to the deferred commencement conditions in the Council Assessment Report.

Panel members:

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

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SCHEDULE 1

1	JRPP Reference – 2014SYW119, LGA – Auburn City Council, 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: Lot 4 DP 270778, 3 Burroway Road, Wentworth Point.
4	Applicant and Owner: Fairmead Business Pty Limited
5	Type of Regional development: Capital Investment Value > \$20M
6	Relevant mandatory considerations <ul style="list-style-type: none"> • Environmental planning instruments: <ul style="list-style-type: none"> ○ State Environmental Planning Policy 55 – Remediation of Land ○ State Environmental Planning Policy 65 – Quality of Residential Flat Building Design ○ State Environmental Planning Policy (BASIX) 2004 ○ State Environmental Planning Policy (Infrastructure) 2007 ○ State Regional Environmental Policy (Sydney Harbour Catchment) 2005 ○ Sydney Regional Environmental Plan 24 – Homebush Bay Area ○ Homebush Bay West 2004 & Amendment No. 1 • Draft environmental planning instruments: Nil • Development control plans: <ul style="list-style-type: none"> ○ Auburn Development Contributions Plan 2007 • Planning agreements: Nil • Regulations: <ul style="list-style-type: none"> ○ Environmental Planning and Assessment 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	Material considered by the panel: At the meeting of 7 May 2015, the Panel resolved to defer the decision of the application to allow for the applicant to provide a further report with regard to contamination to advise on the suitability of the site. Original Council assessment report with draft recommended conditions, Copy of contamination report and written submissions. Council addendum report with recommended conditions.
8	Meetings and site inspections by the panel: 7 May 2015 – Site Inspection and Final Briefing Meeting. 13 August 2015 - Final Briefing meeting.
9	Council recommendation: Deferred commencement approval
10	Conditions: Attached to council assessment report