

SYDNEY WEST JOINT REGIONAL PLANNING PANEL

Meeting held at **Auburn City Council** on **Thursday 5 March 2015 at 5.00 pm**

Panel Members: Bruce McDonald (Acting Chair), Lindsay Fletcher, Kara Krason, Cr Ned Attie and Cr Hicham Zraika

Apologies: None

Declarations of Interest: Councillor Zraika and Councillor Attie declared non pecuniary interest because they are members of Auburn Council (Councillors) and the applicant is the Auburn Council.

Determination and Statement of Reasons

2014SYW138 – Auburn City Council - DA-327/2014, Demolition, reconstruction and refurbishment works associated with the upgrading of facilities including new swimming pools, change rooms, pool hall and associated landscaping and drainage works – Ruth Everuss Aquatic Centre, Lot 7046 DP 1065005, Church Street, Lidcombe

Date of determination: 5 March 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 material presented at meetings (including the applicant's legal advice) and the matters observed at site inspections listed at item 8 in Schedule 1.

Reasons for the panel decision:

1. The proposed development will provide a contemporary recreation facility servicing the needs of Auburn's existing and expanding population.
2. The proposed development adequately satisfies the objectives and provisions of relevant State Environmental Planning Policies, including SEPP 55 and SEPP (Infrastructure) and the objectives and provisions of Auburn LEP 2010 and Auburn DCP 2010.
3. The proposed development will have, subject to the conditions imposed, no unacceptable impacts on the natural or built environments including the existing heritage elements contained on this site and nearby recreation land, the local traffic network and local drainage patterns.
4. In consideration of conclusions 1-3 above the Panel considers the proposal is in the public interest enhancing the recreation facilities now present.

Decision: The development application was approved subject to the conditions in the Council Assessment Report.

Panel members:



Bruce McDonald (Acting Chair)



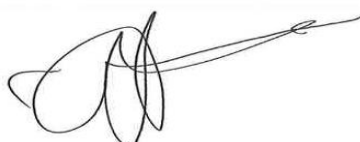
Lindsay Fletcher



Kara Krason



Ned Attie



Hicham Zraika

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SCHEDULE 1

1	JRPP Reference – 2014SYW138, LGA – Auburn City Council, DA/327/2014
2	Proposed development: Demolition, reconstruction and refurbishment works associated with the upgrading of facilities including new swimming pools, change rooms, pool hall and associated landscaping and drainage works – Ruth Everuss Aquatic Centre.
3	Street address: Lot 7046 DP 1065005, Church Street, Lidcombe
4	Applicant/Owner: Applicant – Applicant – Auburn City Council, Owner – Minister for Lands
5	Type of Regional development: Capital Investment Value > \$5M – Crown Development
6	Relevant mandatory considerations <ul style="list-style-type: none"> • Environmental planning instruments: <ul style="list-style-type: none"> ○ State Environmental Planning Policy – (State and Regional Development) 2011 ○ State Environmental Planning Policy 64 ○ State Environmental Planning Policy 55 – Remediation of Land ○ State Environmental Planning Policy (Infrastructure) 2007 ○ SREP (Sydney Harbour Catchment) 2005 ○ Auburn Local Environmental Plan 2010 • Draft environmental planning instruments: Nil • Development control plans: <ul style="list-style-type: none"> ○ Auburn Development Control Plan 2010 • 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: Council assessment report with recommended conditions of consent and written submissions. Verbal submissions at the panel meeting: <ul style="list-style-type: none"> • Pam Billett on behalf of Group Everuss Centre • Roger Hanson
8	Meetings and site inspections by the panel: 5 March 2015 - Site Inspection & Final Briefing meeting.
9	Council recommendation: Approval
10	Conditions: Attached to council assessment report