

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: None

Determination and Statement of Reasons

2015SYW004 – Auburn City Council - DA-415/2014, Alteration and additions to approved residential flat building, 32-40 Kerr Parade, Auburn

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 add to the supply and choice of having within the Central West Subregion and the local government area of Auburn in a location with ready access to the services, amenity and transport facilities offered by Auburn Town Centre.
2. The proposal will assist to consolidate the subregional Town Centre role of Auburn.
3. The proposed development adequately satisfies the objectives and provisions of the relevant State Environmental Planning Policies including SEPP 65 and associated Residential Flat Design Code and the objectives and provisions of Auburn LEP 2010 of Auburn DCP 2010.
4. The proposal will have no unacceptable impacts on the built and natural environments including the local traffic network and amenity and function of adjacent land uses.
5. Having regard to conclusions 1-4 above, the proposed development is considered to constitute a suitable use of the site and approval subject to the conditions imposed is in the public interest.

Decision: The development application was approved subject to the conditions in the Council Assessment Report with additional conditions relating to:

- Articulation of the presentation of the rear elevation to Queen Street;
- The roof structure of the roof level common recreation area is to be amended to provide satisfactory thermal and light penetration.

Details of these amendments are to be submitted to and approved by Council prior to issue of a Construction Certificate.

Panel members:



Bruce McDonald (Acting Chair)



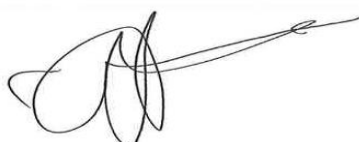
Lindsay Fletcher



Kara Krason



Ned Attie



Hicham Zraika

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SCHEDULE 1

1	JRPP Reference – 2015SYW004, LGA – Auburn City Council, DA/415/2014
2	Proposed development: Alteration and additions to approved residential flat building.
3	Street address: 32-40 Kerr Parade, Auburn.
4	Applicant/Owner: Applicant – Applicant – Zhinar Architects, Owner – Mr R Oueik
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 65 – Residential Flat Buildings ○ State Environmental Planning Policy 55 – Remediation of Land ○ State Environmental Planning Policy – BASIX 2004 ○ State Environmental Planning Policy (Infrastructure) 2007 ○ 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: Nil
8	Meetings and site inspections by the panel: 29 January 2015 - Briefing Meeting, 5 March 2015 - Site Inspection & Final Briefing meeting.
9	Council recommendation: Approval
10	Conditions: Attached to council assessment report