

## Relevant JOINT REGIONAL PLANNING PANEL

Meeting held at Auburn City Council on 21 October 2015 at 1.30 pm

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

Apologies: Cr Ned Attie    Declarations of Interest: None

### Determination and Statement of Reasons

**2015SYW007 – AUBURN – DA-459/2014 [5-7 Northumberland Road, Auburn] as described in Schedule 1.**

**Date of determination:** 21 October 2015

**Decision:** The panel determined to grant a deferred commencement 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 and the matters observed at site inspections listed at item 8 in Schedule 1.

#### **Reasons for the panel decision:**



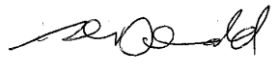

The Panel unanimously agrees to grant a deferred commencement approval the application, subject to the conditions and subject the changes:

1. The proposed development will add to the supply and choice of housing, in the Central West Metropolitan Subregion and the Auburn local government area in a location with immediate access to the metropolitan transport services available at Auburn Rail Station and the amenities and services offered by Auburn Town Centre.
2. The Panel considered the Applicant's request to vary the development standard contained in Clause 36A (Height of Buildings) contained in Auburn LEP 2010 and considers that compliance with the standard would be unreasonable and unnecessary in the circumstances of this case as the variation satisfies the provisions of Clause 5.6 of the LEP and will not result in a building that is inconsistent with the scale of buildings planned for this locality.
3. The proposed development adequately satisfies the relevant State Environmental Planning Policies including, SEPP55 Remediation of Land, SEPP (Infrastructure) 2007 and SEPP 65 Design Quality of Residential Flat Development. In this regard the Panel notes a number of departures from the criteria contained in the SEPP 65 Associated Residential Flat Design Code and considers these are acceptable given the central urban location of the site.
4. The proposal adequately satisfies the provisions and objectives of Auburn LEP 2010 and Auburn DCP 2010. Here too the Panel notes departures from DCP 2010 and considers these acceptable given the central urban context of the site.
5. The architectural treatment, site development treatment and the landscape treatment adopted for the proposal will adequately integrate the proposed development into the planned character and scale of the commercial and higher density town centre precinct in which it is located and which is undergoing transition.
6. The proposed development, subject to the conditions imposed will have no significant adverse impacts on the natural or built environments including the amenity of nearby residential premises or the operation of local road network. In this regard the Panel is advised by the professional assessment concluded that the local road network is capable of handling the additional traffic loads generated.
7. In consideration of conclusions 1-6 above the Panel considers the proposed development is a suitable use of the site and a deferred commencement approval of the proposal is in the public interest.

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**Conditions:** The Panel granted a deferred commencement of development application, subject to the conditions outlined in the assessment report and as amended. The revised conditions are attached to this document as Attachment 1.

**Panel members:**

 <b>Mary-Lynne Taylor (Chair)</b>	 <b>Bruce McDonald</b>	 <b>Stuart McDonald</b>
 <b>Hicham Zraika</b>		

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### SCHEDULE 1

1	<b>JRPP Reference – LGA – Council Reference:</b> 2015SYW007 – AUBURN – DA-459/2014
2	<b>Proposed development:</b> Construction of a 12 storey mixed use development containing 116 residential units and 2 commercial tenancies over 3 levels of basement parking
3	<b>Street address:</b> 5-7 Northumberland Road, Auburn
4	<b>Applicant:</b> Zhinar Architects <b>Owner:</b> Auburn Soccer Sports Club Limited
5	<b>Type of Regional development:</b> CIV >\$20 Million
6	<b>Relevant mandatory considerations:</b> <ul style="list-style-type: none"> <li>• SEPP 65.</li> <li>• SEPP 55.</li> <li>• SEPP (Infrastructure).</li> <li>• SREP (Sydney Harbour Catchment) 2005.</li> <li>• Auburn LEP 2010.</li> <li>• Auburn DCP 2010</li> <li>• The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality.</li> <li>• The suitability of the site for the development.</li> <li>• Any submissions made in accordance with the Environmental Planning Assessment Act 1979 or EPA Regulation.</li> <li>• The public interest.</li> </ul>
7	<b>Material considered by the panel:</b> Council Assessment Report Dated 13 October 2015 Written submissions during public exhibition: 8 Attendance at Public Meeting: 11 Verbal submissions at the panel meeting: Support- none; Against- none; On behalf of the applicant- Jeff Mead consultant town planner
8	<b>Meetings and site inspections by the panel:</b> Site inspection, Final Briefing Meeting, Determination Meeting – 21 October 2015
9	<b>Council recommendation:</b> Approval subject to conditions
10	<b>Draft conditions:</b> As per assessment report