

SYDNEY WEST JOINT REGIONAL PLANNING PANEL

Meeting held at **Auburn City Council** on **Thursday 10 December 2015 at 5.00 pm**

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

Apologies: Nil

Declarations of Interest: Nil

Determination and Statement of Reasons

2015SYW008 – Auburn City Council – DA460/2014, Construction of an 11 storey mixed use development containing 81 residential units, 2 commercial tenancies and a club facility (Auburn Soccer Club) over a part 5/part 6 storey basement car park, 12 and 14 Northumberland Road, Auburn.

Date of determination: 10 December 2015

Decision:

The panel unanimously 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 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 housing within the Central Western Metropolitan Subregion and the Auburn local government area in a location with ready access to transport facilities, services and amenities provided by Auburn Town centre. The proposal will also expand the commercial capacity of and the amenities available within the Centre.
2. The proposed development adequately satisfies the relevant State Legislation and State Environmental Planning Policies including, SEPP 65 Design Quality of Residential Flat Development) and it's associated Residential Flat Design Code, SEPP 55 Remediation of Land and SEPP (Infrastructure) 2007.





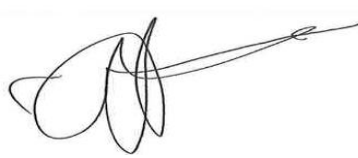
In regard to SEPP 65 the Panel notes a number of departures from the RFDC in response to the dense urban context of development contained in and planned for this sector of Auburn Town Centre.

In regard to SEPP 55 the Panel notes potential for contamination of surface soil layers from the bitumen passing but considers any such contaminated material would be removed by the proposed excavations and agrees with the Council's conclusions that the site is suitable for the proposed work.
3. The proposal adequately satisfies the provisions and objectives of Auburn LEP 2010 and Auburn DCP 2010.
4. The proposed development is consistent in scale and form with the pattern of development planned for the locality within the Auburn Town Centre in which the subject site is located.
5. The proposed development will have no unacceptable adverse impacts on the natural or built environments including the amenity residential premises and, or the operation of the local road system.
6. In consideration of conclusions 1-5 above the Panel considers the proposed development is a suitable use of the site and approval of the proposal is in the public interest.

Conditions: The development application was approved subject to the conditions in the Council Assessment Report and as amended at the meeting. (refer to conditions of consent)

SYDNEY WEST JOINT REGIONAL PLANNING PANEL

Panel members:

 Mary-Lynne Taylor	 Bruce McDonald	 Paul Mitchell
 Ned Attie	 Hicham Zraika	

SCHEDULE 1

1	JRPP Reference – 2015SYW008, LGA – Auburn City Council, DA/460/2014
2	Proposed development: Construction of an 11 storey mixed use development containing 81 residential units, 2 commercial tenancies and a club facility (Auburn Soccer Club) over a part 5/part 6 storey basement car park.
3	Street address: 12 and 14 Northumberland Road, Auburn.
4	Applicant/Owner: Applicant – Zhinar Architects. Owner: Auburn Soccer Sports Club Limited.
5	Type of Regional development: Capital Investment Value > \$20million
6	Relevant mandatory considerations <ul style="list-style-type: none"> • Environmental planning instruments: <ul style="list-style-type: none"> ○ SEPP 65 ○ State Environmental Planning Policy 55 – Remediation of Land ○ SEPP (Housing for Seniors or People with a Disability) 2004 ○ SEPP (Infrastructure) 2007 ○ State Regional Environmental Policy (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 ○ 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: Council assessment report with draft recommended conditions and written submissions. Verbal submissions at the public meeting: <ul style="list-style-type: none"> • Tom Kudinar • Andrew Mulder • Jeffry anwar

SYDNEY WEST JOINT REGIONAL PLANNING PANEL

	<ul style="list-style-type: none">• Mark Tooker• Jeff Mead• Neill Hendry
8	Meetings and site inspections by the panel: 10 December 2015 - Final Briefing meeting.
9	Council recommendation: Approval
10	Conditions: Attached to council assessment report