

SYDNEY WEST JOINT REGIONAL PLANNING PANEL

Meeting held at **Auburn City Council** on **Thursday 3 December 2015 at 3.00 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

2015SYW057 – Auburn City Council - DA-40/2015, Stages development proposal for demolition of existing buildings, tree removal, earthworks, site remediation, construction of roads, sea wall and public domain works and further subdivisions to create roads, Pt Lot 2 DP 859608, Pt lot 2 Burroway Road, Wentworth Point.

Date of determination: 3 December 2015





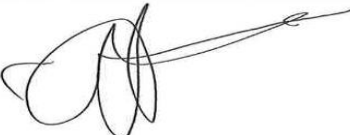
Decision:

The panel unanimously determined to defer the development application for the council to assess the applicant's recent legal advice and to provide an additional report to the Panel.

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.

Panel members:

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

SYDNEY WEST JOINT REGIONAL PLANNING PANEL

SCHEDULE 1

1	JRPP Reference – 2015SYW057, LGA – Auburn City Council, DA/40/2015
2	Proposed development: Stages development proposal for demolition of existing buildings, tree removal, earthworks, site remediation, construction of roads, sea wall and public domain works and further subdivisions to create roads.
3	Street address: Pt Lot 2 DP 859608, Pt lot 2 Burroway Road, Wentworth Point.
4	Applicant/Owner: Applicant – Urban Growth NSW, Owner – Maritime Authority of NSW
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 55 – Remediation of Land ○ State Environmental Planning Policy – BASIX ○ Sydney Regional Environmental Plan No. 24 – Homebush Bay Area ○ 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"> ○ Wentworth Point Precinct Auburn Development Control Plan 2014 • 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.
8	Meetings and site inspections by the panel: 3 December 2015 - Final Briefing meeting.
9	Council recommendation: Approval
10	Conditions: Attached to council assessment report