




SYDNEY WEST JOINT REGIONAL PLANNING PANEL

Meeting held at Auburn City Council on Thursday 7 May 2015 at 2.30 PM		
Panel Members: Mary-Lynne Taylor (Chair), Bruce McDonald, Paul Mitchell, Cr Ned Attie and Cr Hicham Zraika		
Apologies: None Declarations of Interest: None		
Determination and Statement of Reasons		
2015SYW065 – Auburn – DA-150/2014/A [6-14 Park Road, Auburn] Section 96(2) modification, as described in Schedule 1.		
Date of determination: 7 May 2015		
Decision: The panel determined unanimously to approve the modification application as described in Schedule 1 pursuant to section 80 of the <i>Environmental Planning and Assessment Act 1979</i> .		
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: <ol style="list-style-type: none"> 1. The panel is satisfied that the development to which the consent as modified relates is substantially the same development as the development for which consent was originally granted. 2. The amended proposed development adequately satisfies the relevant State Environment Planning Policies including SEPP 65 Design Quality of Residential Flat Development and associated Residential Flat Design Code. 3. The proposal adequately satisfies the provisions and objectives of Auburn LEP 2010 and Auburn DCP 2010. 4. The scale, architectural treatment and landscape treatment adopted for the amended proposal are consistent with the character of anticipated residential development in the locality. 5. The proposed development amendments will add no more impacts on the natural or built environments than the application earlier approved on this site 6. In consideration of conclusions 2-5 above the Panel considers the proposed amended development remains a suitable use of the site and approval of the amendment is in the public interest. 		
Conditions: The development application was approved subject to the conditions in Appendix A of the Council Assessment Report.		
Panel members:		
 Mary-Lynne Taylor (Chair)	 Bruce McDonald	 Paul Mitchell
Approved by email Hicham Zraika		

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SCHEDULE 1

1	JRPP Reference – LGA – Council Reference: 2015SYW065 – Auburn – DA-150/2014/A
2	Proposed development: Section 96(2) application for alterations and additions to the approved residential flat building including a reduction in the street setback of levels 8 to 11, subdividing a top floor apartment into two separate apartments, alteration to the balconies of apartments facing north east across Levels 5 to 11, addition of 3 car parking spaces to the development and alterations to building materials and finishes.
3	Street address: 6-14 Park Road, Auburn
4	Applicant/Owner: Applicant: Zhinar Architects Pty Ltd Owner: Apartments On Park Pty Ltd
5	Type of Regional development: Capital Investment Value >\$20M
6	Relevant mandatory considerations: <ul style="list-style-type: none"> • State Environmental Planning Policy 55 – Remediation of Land • State Environmental Planning Policy 65 – Design Quality of Residential Flat Development • State Environmental Planning Policy BASIX 2004 • State Environmental Planning Policy (Infrastructure) 2007 • Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005 • Auburn Development Contributions Plan 2007 • 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 Environmental Planning Assessment Act 1979 or Environmental Planning Assessment Regulation 2000. • The public interest.
7	Material considered by the panel: Council Assessment Report Dated : 27 April 2015 Written submissions during public exhibition: 1 Verbal submissions at the panel meeting: Against-None On behalf of the applicant- 2
8	Meetings of the panel: Site Inspection, Final Briefing Meeting & Determination Meeting: 7 May 2015
9	Council recommendation: Approval
10	Draft conditions: As attached to Council Assessment Report