

## 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, Cr Hicham Zraika

Apologies: Cr Ned Attie

Declarations of Interest: Stuart McDonald advised Urban Growth is a client of his firm (SJB Planning) however the firm has not undertaken any work on this application

### Determination and Statement of Reasons

**2015SYW159 – AUBURN – DA-274/2014 [14A Hill Road Sydney Olympic Park] as described in Schedule 1.**

**Date of determination:** 21 October 2015

**Decision:** The panel determined to defer consideration of the development application as described in Schedule 1.

**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 determined to defer consideration of the application. The Applicant submitted to the Panel during the meeting a comprehensive report with amended conditions, commenting on the Council's report to the Panel. The correct procedure is for the Applicant's submission to be made through the Council for assessment and comment prior to acceptance of a late submission, and as the report was relevant to the decision to be made, deferral was necessary.

The Council proposed that it bring the subsequent infrastructure development application lodged by the Applicant in February 2015 to be considered by the Panel as soon as possible. As the matter needed to be deferred, the Council proposed to convene a meeting, as soon as practical to review all outstanding development applications from Urban Growth in relation to finalisation of the Wentworth Point site.

The Panel requested that the applicant and the Council give consideration to meeting together prior to the next Panel meeting to see if common ground could be found to finalise these matters.

**Conditions:** not applicable

**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> 2015SYW159 – AUBURN – DA-274/2014
2	<b>Proposed development:</b> Sub-division of 1 lot into 8 Torrens Title allotments
3	<b>Street address:</b> 14A Hill Road Sydney Olympic Park
4	<b>Applicant:</b> Urban Growth NSW <b>Owner:</b> Roads and Maritime Service
5	<b>Type of Regional development:</b> Crown s89 Referral
6	<b>Relevant mandatory considerations:</b> <ul style="list-style-type: none"> <li>• SEPP 55</li> <li>• SREP (Sydney Harbour Catchment) 2005</li> <li>• Auburn LEP 2010</li> <li>• Wentworth Point Precinct DCP</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: Nil Verbal submissions at the panel meeting: Support- None; Against- Mr John Fairweather, Mrs Anne Smith, Mrs Evelyn Scott; On behalf of the applicant- Greg Betts – Urban Growth, James Harrison – Planner (JBA)
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