

SYDNEY WEST JOINT REGIONAL PLANNING PANEL

Meeting held at Auburn City Council on Thursday 21 April 2016 at 2.30 pm

Panel Members: Mary-Lynne Taylor (Chair), Bruce McDonald, Paul Mitchell, Brian McDonald, Julie Walsh

Apologies: None Declarations of Interest: None

Determination and Statement of Reasons

2015SYW165 – AUBURN – DA- DA-301/2015 [Part Lot 2 Burroway Road, Wentworth Point] as described in Schedule 1.

Date of determination: 21 April 2016

Decision: The panel 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 and the material presented at meetings and the matters observed at site inspections listed at item 8 in Schedule 1.

The Panel adjourned to formulate a decision.

Reasons for the panel decision: The Panel unanimously approves the application, subject to the conditions in the Assessment Report, for the following reasons:

1. The proposed development will provide a social recreation club adding to the facilities and amenities available to the rapidly developing and growing residential precinct in which it is placed and the wider locality. The provision of rowing facilities on which the proposed club is based adds to recreational opportunities presented by this Homebush Bay / Parramatta River location.
2. The proposed development subject to the conditions imposed adequately satisfies the relevant State Environmental Planning Instruments including Sydney Regional Environmental Plan (Sydney Harbour Catchment 2005) and SEPP 55 – Remediation of Land.
3. Subject to the conditions imposed the proposed development will have no unacceptable impacts on the built or natural environments including the amenity of nearby residential premises, the performance of the local road network or the quality or performance of Parramatta River.
4. In consideration of conclusions 1 -3 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 approval of the application is subject to the conditions and as amended below:

Condition 4 Amended to read:



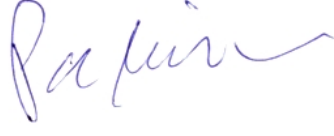


Parking and Loading

Prior to the commencement of the use of the rowing club, an instrument shall be placed on the proposed Lot 203 to provide 100 car parking bays and Lot 204 for all loading and unloading activities, bus services and boat trailers with associated rights of way related to the subject development shall be provided to service the club to the satisfaction of Council. In this regard,

- a. The above parking shall be in addition to the parking requirements related to the proposed developments within Lot 203.
- b. No shared parking arrangement (with any future development on lot 203) will be permitted.
- c. Auburn Council shall be nominated as the Authority to vary or modify the subject restriction.
- d. Loading bay and bus service bay related to the development shall take place within Lot 204.
- e. The instrument shall expire once the creation of parking allotments and R.O.W. are registered with respect to the subject development.

Reason:- to ensure adequate parking is being provided to serve the development.

Panel members:

 Mary-Lynne Taylor	 Bruce McDonald	 Paul Mitchell
 Brian McDonald	 Julie Walsh	

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SCHEDULE 1

1	JRPP Reference – LGA – Council Reference: 2015SYW165 – AUBURN – DA-301/2015
2	Proposed development: Rowing Club
3	Street address: Part Lot 2 Burroway Road, Wentworth Point
4	Applicant/Owner: RMS/ Maritime Authority of NSW
5	Type of Regional development: CIV>\$5 million Crown Development
6	Relevant mandatory considerations: <ul style="list-style-type: none"> • State Environmental Planning Policy 55 – Remediation of Land • State Environmental Planning Policy (Infrastructure) 2007 • Sydney Regional Environmental Plan 24 – Homebush Bay Area • Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005 • Sydney Harbour Foreshores and Waterways Area DCP 2005 • 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 <i>Environmental Planning and Assessment Act 1979</i> and Regulation. • The public interest, including the principles of ecologically sustainable development.
7	Material considered by the panel: Council Assessment Report Dated 8 April 2016 Written submissions during public exhibition: Nil Verbal submissions at the panel meeting: Against- Ian Butterworth; On behalf of the applicant – James Harrison (JBA Planning)
8	Meetings and site inspections by the panel: Briefing Meeting: 21 April 2016
9	Council recommendation: Approval
10	Draft conditions: As per Assessment Report