

## JOINT REGIONAL PLANNING PANEL (Sydney West Region)

JRPP No	2016SYW031
DA Number	DA-150/2014/C
Local Government Area	Auburn City Council
Proposed Development	<b>Section 96 (2) modification application to convert the previously approved undercover communal space of kid's playground area and gym to commercial space (a condition of consent requires that some of this area is retained for resident use), and combine previously approved 3 commercial units to 1 unit.</b>
Street Address	<b>Lot 614 DP 1187933 – 6-14 Park Road, AUBURN</b>
Applicant/Owner	<b>Applicant: Zhinar Architects Owner: Apartments of Park Pty Ltd</b>
Number of Submissions	<b>One (1)</b>
Regional Development Criteria (Schedule 4A of the Act)	<b>Section 96(2) application CIV\$ 22,442,650.00</b>
List of All Relevant s79C(1)(a) Matters	<ul style="list-style-type: none"> <li>• List all of the relevant environmental planning instruments: s79C(1)(a)(i) <ul style="list-style-type: none"> <li>- <b><i>SEPP 55 – Remediation of Land</i></b></li> <li>- <b><i>SEPP 65 – Quality of Residential Flat Building Design</i></b></li> <li>- <b><i>SEPP BASIX 2004</i></b></li> <li>- <b><i>SEPP (Infrastructure) 2007</i></b></li> <li>- <b><i>SREP (Sydney Harbour Catchment) 2005</i></b></li> <li>- <b><i>Auburn Local Environmental Plan 2010</i></b></li> </ul> </li> <li>• List any proposed instrument that is or has been the subject of public consultation under the Act and that has been notified to the consent authority: s79C(1)(a)(ii): <ul style="list-style-type: none"> <li>- <b><i>N/A</i></b></li> </ul> </li> <li>• List any relevant development control plan: s79C(1)(a)(iii): <ul style="list-style-type: none"> <li>- <b><i>Auburn Development Control Plan 2010</i></b></li> <li>- <b><i>Auburn Development Contributions Plan 2007</i></b></li> </ul> </li> <li>• List any relevant planning agreement that has been entered into under section 93F, or any draft planning agreement that a developer has offered to enter into under section 93F: s79C(1)(a)(iv): <ul style="list-style-type: none"> <li>- <b><i>VPA for construction of laneway and transfer of land (93F)</i></b></li> </ul> </li> <li>• List any coastal zone management plan: s79C(1)(a)(v) <ul style="list-style-type: none"> <li>- <b><i>N/A</i></b></li> </ul> </li> <li>• List any relevant regulations: s79C(1)(a)(iv) eg. Regs 92, 93, 94, 94A, 288 <ul style="list-style-type: none"> <li>- <b><i>N/A</i></b></li> </ul> </li> </ul>
List all documents submitted with this report for the panel's consideration	<ol style="list-style-type: none"> <li><b>1. Assessment Report</b></li> <li><b>2. Conditions</b></li> <li><b>3. Submitters list &amp; Submission letter</b></li> </ol>
Recommendation	<b>Approval</b>
Report by	<b>Independent Consultant: Damian O'Toole Town Planning</b>

## **Assessment Report and Recommendation Cover Sheet**

---