

MINUTES OF THE SYDNEY WEST REGION JOINT REGIONAL PLANNING PANEL MEETING HELD AT AUBURN CITY COUNCIL ON THURSDAY, 10 MAY 2012 AT 6.00 PM

PRESENT:

Mary-Lynne Taylor	Chair
Bruce McDonald	Panel Member
Paul Mitchell	Panel Member
Jack Au	Panel Member
Suzie Jattan	Panel Secretariat

IN ATTENDANCE

Glenn Francis	Manager, Development Assessment, Auburn City Council
Karl Okorn	Team Leader, Development Assessment Planning and Environment
Siva Siva Kumar	Development Engineer
Michael Lawani	Senior Development Assessment Officer

APOLOGY: NED ATTIE

1. The meeting commenced at 6.25 pm

2. **Declarations of Interest - Nil**

3. **Business Items**

Item 1 - 2011SYW077 – Auburn, DA 201/2011, Demolition of existing buildings and associated structures, tree removal and construction of 10 storey residential flat building comprising 67 units, 43 Church Street, Lidcombe

4. **Public Submission -**

Item 1 –

- Ms Carolyn Parsell, Principal of St Joachim's Primary School, Lidcombe addressed the panel against the item
- Ms Meg Levy – Smyth Planning – Town Planner for applicant addressed the panel in favour of the item

5. **The Panel's Decision**

2011SYW077 – Auburn, DA 201/2011, Demolition of existing buildings and associated structures, tree removal and construction of 10 storey residential flat building comprising 67 units, 43 Church Street, Lidcombe

This is an application for a residential flat building on land at 43 Church St Lidcombe and it

is permissible under Auburn LEP 2010. The land is not listed as a heritage item but is in the vicinity of a number of local heritage listed items, such as Hotel Lidcombe, Lidcombe Fire Station, and St Joachim's school on the adjoining land to the north from where concern was expressed for the impact on the heritage significance of that site. Of most concern in the listing was for the historic Catholic Church but the heritage report noted there were other historic buildings on the site. There is a requirement in the LEP for the consent authority - in this case - the Panel to consider the impact on the heritage significance of the historic buildings on the site including the hall building closest to the development site. This consideration was assisted by a heritage impact assessment lodged with the application by heritage consultants for the applicant which concluded that the development did not affect the heritage significance of the site, the church or the hall. The Panel agrees with this assessment noting the setback of the new building from the hall, the screen landscaping proposed in the setback, and the fact of the hall's orientation to the northern street, with no ability to be overshadowed. The hall would continue to be seen and experienced in the round. The Panel found that overlooking would not be intrusive here because of the screen landscaping proposed at ground level and sufficient distance from north facing upper windows and balconies to the school playground area.

The development complied with the floor space ratio control for the site in the 2010 LEP and the height limit of 32m except where there was minor breach by .4m of an architectural roof element - allowable under cl 5.6 of ALEP. It is inevitable that buildings of this height and bulk will now be sought and found acceptable on land so zoned if controls are met which achieve the new desired future character of the Lidcombe Town centre.

The Panel unanimously approves the application for the reasons given in the council assessment report and subject to the conditions attached.

The meeting concluded at 7.15 pm

Endorsed by



Mary-Lynne Taylor
Chair
Sydney West Region
Joint Regional Planning Panel
Date: 16 May 2012