

Development Application DA-24/2014 - Summary

Development Application lodgement – 30 January 2014

Development Application DA-24/2014 was lodged with Council on 30 January 2014. The application sought approval for the demolition of existing structures and construction of 9 storey mixed use development comprising 2 retail tenancies and 96 residential units over 3 levels of basement parking on land at 13 – 21 John Street, Lidcombe.

Council is the registered owner of the allotment known as 13 John Street, Lidcombe, which represents the largest of the four (4) allotments comprising the proposed development site.

Independent Assessment – 16 May 2014

The application was referred to an independent planning consultant for assessment on behalf of the then Auburn City Council. The results of the independent assessment revealed a number of deficiencies in the application as well as non-compliances with the applicable planning controls. These issues were conveyed to the applicant by letter dated 16 May 2014.

Amended plans received by Council – 17 December 2015

In response to Council's letter of 16 May 2014, a series of amended concept plans, architectural plans and associated supporting information was submitted to Council between 28 August 2015 and 17 December 2015. The amended design plans proposed the construction of 2 mixed use towers (11 storeys and 10 storeys) including a supermarket and total 103 residential units over 4 levels of basement car parking.

The amended plans were referred back to the independent planning consultant for assessment.

Referral to Joint Regional Planning Panel (JRPP) - 23 June 2016

A planning assessment report relating to the amended design plans was prepared by the independent planning consultant and referred to the then JRPP for consideration on 23 June 2016. The application was unanimously deferred by the JRPP on a range of grounds, including uncertainty surrounding the land owners consent.

No owners consent

Following the deferral of the matter by the JRPP, Council has confirmed that it has not given its owner's consent to development application DA-24/2014 in accordance with the provisions of the Environmental Planning and Assessment Regulation 2000. Moreover, Council does not intend to give its owner's consent to this application. Council also has no record of consent in writing to the development application being given by the owners of 15 John Street, Lidcombe. It is therefore recommended that the application be determined in accordance with the law.