



Addendum Report to Sydney West Central Planning Panel

SWCCP reference	2016SYW224
DA No.	1005/2016
Proposal	Construction of a mixed use development of 3 buildings with heights of 4 - 14 storeys containing 421 residential units, 6 neighbourhood shops over 2 levels of basement car parking, and subdivision to create 3 development lots and 1 road lot to be dedicated to council.
Street address	29 Carter Street, Lidcombe
Property Description	Lot 13 DP 1217641
Applicant	Australia YMCI PTY LTD
Owner	Australia YMCI PTY LTD
Report by	Brad Roeleven, Executive Planner

1. Overview

This application was publicly notified from 17 August 2016 until 7 September 2016, with one submission received. That matter is addressed at section 7.2 of Attachment A of the report already lodged with the Panel.

However, on 4 September 2017 Council received a submission from Suez, the operators of the waste station located just to the north of the subject site.

2. Response issues raised in the submission

Issue 1:

The waste station operates 24 hours a day except Sundays when operating hours are 7am until 4pm. Given the proximity of this proposal to the facility Suez believes it is appropriate to require notification to any prospective purchaser of residential/commercial premises of the commercial nature of the station, and its operating hours.

Issue 2:

Suez holds permits which allow Higher Mass Limit (HML) vehicles to operate on Hill Road and Old Link road. Future objection to the continued approval of those permits would jeopardise the commercial activities of the station. Suez requests that no detrimental impacts be caused by the increased number of residential users in the area, and that no restrictions be placed on future permits for HML vehicles

Response

The DPE Finalisation Report for the Carter Street Priority Precinct acknowledged that the Homebush Bay Liquid Waste Treatment Plant (LWTP) facility would impact on future residents of the precinct. It also noted:

- The site of the plant has been identified for mixed use (residential and commercial) under the Sydney Olympic Park Master Plan 2030, and zoned B4 Mixed Use under the State Environmental Planning Policy (Major Development) 2005;
- The LWTP site is leased by a private operator from the NSW Government, with the current lease due to expire in 2025. Given the existing adverse impacts and changing land uses within the vicinity of the facility it is considered that it will need to cease operations, such that the lease should not be extended; and
- A plan is required to establish arrangements for the long term treatment of liquid waste streams across Sydney and NSW.

In terms of the matters noted by Suez:

- Council is not aware of any mechanism it could rely upon to enable it to notify prospective purchasers of the commercial nature of the station, and its operating hours; and
- Council's Manager, Traffic and Transport understands that HML vehicles comprise only a small percentage of trucks that use Hill Road. Council is a stakeholder in the permit process for HML vehicles, with the primary focus to ensure such vehicles do not adversely impact upon its civil assets.