

Brad Roeleven

From: Brad Roeleven
Sent: Wednesday, 20 September 2017 3:40 PM
To: 'Joanne McGuinness'
Cc: Tony Royal; Alison McCabe; File
Subject: RE: DA 1089/2016- Carter Street Lidcombe (SJB8057)

Hi Joanne and Tony

Thank you for the reply below.

I will change the advice to reflect SOP, instead of Lidcombe.

Regards
Brad

From: Joanne McGuinness [mailto:JMcGuinness@sjb.com.au]
Sent: Wednesday, 20 September 2017 3:31 PM
To: Brad Roeleven <BRoeleven@cityofparramatta.nsw.gov.au>
Cc: Tony Royal <tony@neroyal.com.au>; Alison McCabe <amccabe@sjb.com.au>; File <File@sjb.com.au>
Subject: RE: DA 1089/2016- Carter Street Lidcombe (SJB8057)

Brad,

Further to your email of 18 September 2017 and subsequent discussions, on behalf of our client, Bonim 3 Pty Ltd, we confirm our support for Council's suggested approach for addressing issues outlined in our client's submission to DA 1089/2016. This approach includes:

1. Confirmation that roads 4 and 5 will be offset as part of future DA

Inclusion of an advisory condition on any consent for DA 1005/2016 (as revised to include 1089/2016) which indicates the following:

"The location of any future roads within Lot 13 DP 1217641 must be consistent with the intent of the street network pattern within the Carter Street Development Control Plan relative to Nos 1-5 Hill Road Lidcombe, and otherwise to the satisfaction of Council."

We also understand that commentary will be included in the additional report to the Sydney West Planning Panel in accordance with the above.

Issue 2 – Reflect off set alignment of roads 4/5 in future amendments to Carter St DCP

Council will ensure the off-set alignment of roads 4/5 is raised in formal feedback provided to the Department of Planning and Environment (DP&E) in relation to the review of the Carter Street DCP and any future revised DCP.

In addition to the above, please be advised that our client's site is located within Sydney Olympic Park and not within Lidcombe.

Finally, neither SJB or our client wish to present to the Panel and raise no objection to the matter being dealt with by way on an electronic determination.

Please do not hesitate to contact me should you have any further queries.

Regards,

Joanne McGuinness
Associate (Tuesday - Friday)



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From: Brad Roeleven [<mailto:BRoeleven@cityofparramatta.nsw.gov.au>]
Sent: Monday, 18 September 2017 11:50 AM
To: Joanne McGuinness <JMcGuinness@sjb.com.au>
Subject: DA 1089/2016- Carter Street Lidcombe

Hi Joanne

I wanted to follow up with your regards the recent submission to DA 1089/2016.

It's now proving a little complicated, and unnecessary, for YMCI to proceed with 2 x separate DAs for the same project. Therefore, we are contemplating rolling the scope of works under DA 1089/2016 in to the scope for DA 1005/2016 – logical given the overlap.

Of course we still need to respond to the SJB submission. In that regard we propose the following approach:

Issue 1 – Confirmation that roads 4 and 5 will be offset as part of future DA

Council's position on the alignments of roads 4/5 is unchanged. However, it remains possible that the road network for Carter Street may be revised as a consequence of the DPE's current precinct review.

To address the concerns of Bonim 3 Pty Ltd, council proposes that the following advice be included in any consent for DA 1005/2016 (as revised to include 1089/2016)

"The location of any future roads within Lot 13 DP 1217641 must be consistent with the intent of the street network pattern within the Carter Street Development Control Plan relative to Nos 1-5 Hill Road Lidcombe, and otherwise to the satisfaction of Council."

Issue 2 – Reflect off set alignment of roads 4/5 in future amendments to Carter St DCP

Council is a stakeholder in this process. To date consultation has been informal, however just recently council was requested to provide formal feedback. We agree to include this matter in those comments.

Next steps

Council is close to completing a further report to the SWCPP in response to the issues raised by the Panel on DA 1005/20106 at its last meeting. Ideally we would like to now have the matter dealt with by way of electronic determination.

Could you please contact me asap to discuss.

thanks

Brad

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