

RECORD OF DEFERRAL

SYDNEY CENTRAL CITY PLANNING PANEL

DATE OF DEFERRAL	22 February 2018
PANEL MEMBERS	Mary-Lynne Taylor (Acting Chair), Paul Mitchell, Lindsay Fletcher, Paul Stein and Brian McDonald
APOLOGIES	None
DECLARATIONS OF INTEREST	None

Public meeting held at Cumberland Council on 22 February 2018, opened at 12:30 pm and closed at 1:15 pm.

MATTER DEFERRED



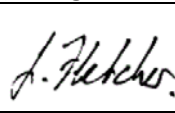
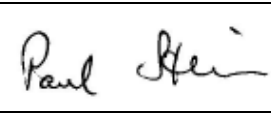

2016SYW226 – Cumberland – 423/2016 AT 18-24 Railway Street, Lidcombe (AS DESCRIBED IN SCHEDULE 1)

REASONS FOR DEFERRAL

The Panel was not satisfied with the Clause 4.6 variation request supplied with the development application. The Panel agreed to defer the determination of the matter until the applicant supplied two well-founded Clause 4.6 variation requests – one for each of the variations sought. In addition, further urban design advice on the design, bulk and height of the proposed building generally is required to assist the final assessment.

When this information has been received, the panel will endeavour to determine the matter electronically.

The decision to defer the matter was unanimous.

PANEL MEMBERS	
Mary-Lynne Taylor (Acting Chair) 	Paul Mitchell OAM 
Lindsay Fletcher 	Paul Stein AM 
Brian McDonald 	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	2016SYW226 – Cumberland – 423/2016
2	PROPOSED DEVELOPMENT	Demolition of existing structures, construction of a part 10 and part 11 storey mixed use development with 147 apartments and 3 levels basement car parking including a Voluntary Planning Agreement for the dedication of land to Council to widen an adjoining laneway.
3	STREET ADDRESS	18-24 Railway Street, Lidcombe

4	APPLICANT/OWNER	Applicant: Lidcombe 2 Pty Ltd Owner: Mr S Constandinou Owner: Mrs M Constandinou
5	TYPE OF REGIONAL DEVELOPMENT	General development over \$20 million
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> Environmental planning instruments: <ul style="list-style-type: none"> State Environmental Planning Policy No 55 – Remediation of Land State Environmental Planning Policy No 65 – Design Quality of Residential Apartment Development State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004 State Environmental Planning Policy (State and Regional Development) 2011 Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005 (Deemed SEPP) Auburn Local Environmental Plan 2010 Draft environmental planning instruments: Nil Development control plans: <ul style="list-style-type: none"> Auburn Development Control Plan 2010 Planning agreements: Voluntary Planning Agreement (VPA) for dedication of land to Council to widen laneway Provisions of the <i>Environmental Planning and Assessment Regulation 2000</i>: Nil Coastal zone management plan: Nil The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality The suitability of the site for the development Any submissions made in accordance with the <i>Environmental Planning and Assessment Act 1979</i> or regulations The public interest, including the principles of ecologically sustainable development
7	MATERIAL CONSIDERED BY THE PANEL	<ul style="list-style-type: none"> Council assessment report: 6 February 2018 Written submissions during public exhibition: one (1) Letter from Addisons Lawyers on behalf of applicant dated 21 February 2018 Verbal submissions at the public meeting: <ul style="list-style-type: none"> On behalf of the applicant – Helen Macfarlane
8	MEETINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> Site inspection on 22 February 2017 Final briefing meeting to discuss council's recommendation, 22 February 2018, 11:50 am. Attendees: <ul style="list-style-type: none"> <u>Panel members</u>: Mary-Lynne Taylor (Acting Chair), Paul Mitchell, Lindsay Fletcher, Paul Stein and Brian McDonald <u>Council assessment staff</u>: Karl Okorn, Fay Ong, Michael Lawani, William Attard and Bala Sudarson
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Amended proposed conditions supplied by Council on 21 February 2018