

DATE OF DETERMINATION	7 March 2018
PANEL MEMBERS	Paul Mitchell (Acting Chair), Abigail Goldberg, Paul Stein and Paul Moulds
APOLOGY	Mary-Lynne Taylor
DECLARATIONS OF INTEREST	Nil

Electronic meeting held between 13 February 2018 and 7 March 2018.

MATTER DETERMINED

2017SWC080 – Cumberland – DA280/2017 at 9-15 Raphael Street, Lidcombe (AS DESCRIBED IN SCHEDULE 1)

PANEL CONSIDERATION AND DECISION

The Panel considered: the matters listed at item 6, the material listed at item 7 and the matters discussed at the meetings listed at item 8 in Schedule 1.

The Panel determined to approve the development application as described in Schedule 1 pursuant to section 80 of the *Environmental Planning and Assessment Act 1979*.

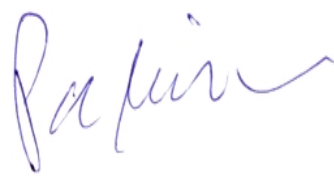

The decision was unanimous.

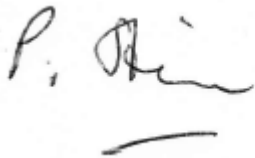

REASONS FOR THE DECISION

1. The proposed development is appropriately located within the B4 – Mixed Use zone of the Auburn LEP 2010.
2. The relationship of the development with the surrounding built and natural environment and its impact on adjoining properties is satisfactory.
3. The proposed development satisfies the principles in SEPP 65 (Design Quality of Residential Apartment Development) and the provisions of the Apartment Design Guide.
4. The proposed development is acceptable in terms of the requirements of the Auburn LEP 2010, including the maximum height, intended scale of development and floor space ratio.

CONDITIONS

The development application was approved subject to the conditions in the Council Assessment Report.

PANEL MEMBERS	
 Paul Mitchell (Acting Chair)	 Abigail Goldberg

 Paul Stein	 Paul Moulds
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SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	2017SWC080 – Cumberland – DA280/2017
2	PROPOSED DEVELOPMENT	Demolition of all existing structures and construction of 10 storey residential flat building consisting of 117 units with 4 levels of basement parking.
3	STREET ADDRESS	9-15 Raphael Street, Lidcombe
4	APPLICANT OWNER	Applicant – Urban Link Pty Limited Owner – BBC Group Pty Ltd
5	TYPE OF REGIONAL DEVELOPMENT	CIV over \$20million
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> • Environmental Planning and Assessment Act 1979 • State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004 • State Environmental Planning Policy (Infrastructure) 2007 • State Environmental Planning Policy No 55 – Remediation of Land • State Environmental Planning Policy No 65 (Design Quality of Residential Apartment Development) and Apartment Design Guide • Auburn Local Environmental Plan 2010 • Auburn Development Control Plan 2010 • 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"> • Planning assessment report and recommended conditions of consent • Written submissions during public exhibition: None
8	MEETINGS AND SITE INSPECTIONS BY THE	Electronic meeting between 13 February 2018 and 7 March 2018.

	PANEL	
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report