

DATE OF DEFERRAL	19 April 2018
PANEL MEMBERS	Paul Mitchell (Acting Chair), Stuart McDonald, Lindsay Fletcher, Paul Stein and Paul Moulds
APOLOGIES	Mary-Lynne Taylor
DECLARATIONS OF INTEREST	None

Public meeting held at Cumberland Council on 19 April 2018, opened at 11:15 am and closed at 12:40 pm.

MATTER DEFERRED

2017SWC103 – Cumberland Council – DA-363/2017 AT 4-14 Mark Street, Lidcombe (AS DESCRIBED IN SCHEDULE 1)

REASONS FOR DEFERRAL

The panel unanimously agreed to defer. The Panel's reasons fall into two categories.

Category A

Category A assumes that the applicant acquires the neighbouring property at 18 Mark St, Lidcombe. In this case, the Panel requires a new design for the whole consolidated site and we would encourage the applicant to note the concerns addressed in relation to Category B.

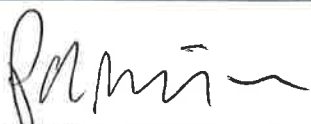




Category B

Category B assumes that the application for the current site continues. In this case, the Panel requires the following amendments:

1. Compliance with the Apartment Design Guide (ADG) Building Setback criteria for all residential levels.
2. A shadow analysis of affected neighbouring properties which includes provision of elevations and analysis of shadowing at hourly intervals.
3. Justification or amendment of the blank north-eastern façade of the building.
4. Reconsideration of the number of apartments that are served by each lift core, noting that the applicant's recent acquisition of the neighbouring property (16 Mark St, Lidcombe) could provide a solution.
5. Reconsideration of the allocation of visitor parking spaces. The Panel notes that the application complies with the Auburn Development Control Plan 2010 requirements, but the Panel encourages reconsideration of the allocation of parking spaces to provide a greater share to visitors given the evident shortage of parking in the locality.
6. Submission of a correct Clause 4.6 Variation Request for the proposed building height.

The Panel is undecided as to whether it will hold another public meeting or determine the application electronically. The decision will depend upon the revised application.

The decision to defer the matter was unanimous The Panel adjourned during the meeting to deliberate on the matter and formulate a resolution.

PANEL MEMBERS	
 Paul Mitchell OAM (Chair)	 Lindsay Fletcher
 Stuart McDonald	 Paul Stein AM
 Paul Moulds AM	

SCHEDULE 1

1	PANEL REF – LGA – DA NO.	2017SWC103 – Cumberland Council – DA-363/2017
2	PROPOSED DEVELOPMENT	Demolition of existing dwellings & associated structures and construction of a ten storey mixed-use development consisting of 6 commercial tenancies and 171 residential units over five levels of basement parking
3	STREET ADDRESS	4-14 Mark Street, Lidcombe
4	APPLICANT/OWNER	Apartments on Mark P/L
5	TYPE OF REGIONAL DEVELOPMENT	General development over \$30 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: Nil • 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 April 2018 • Written submissions during public exhibition: four (4) • Verbal submissions at the public meeting: <ul style="list-style-type: none"> ○ Object – David Bragg and Heather Cooper ○ On behalf of the applicant – Andre Mulder and Mairead Hawes
8	MEETINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> • Site inspection on 19 April 2018
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report