

DETERMINATION AND STATEMENT OF REASONS

SYDNEY CENTRAL CITY PLANNING PANEL

DATE OF DETERMINATION	30 April 2018
PANEL MEMBERS	Paul Mitchell (Chair), Lindsay Fletcher and Peter Brennan
APOLOGIES	Mary-Lynne Taylor, Steven Issa, Sameer Pandey and Martin Zaiter
DECLARATIONS OF INTEREST	None

Electronic meeting held between 23 April 2018 and 30 April 2018.

MATTER DETERMINED

2018SWC044 – City of Parramatta – DA/1056/2016/A AT 1-5 & 7 Carter Street & 23 Uhrig Road, 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 material presented at meetings and the matters observed at site inspections listed at item 8 in Schedule 1.

The Panel determined to approve the development application as described in Schedule 1 pursuant to section 4.55 of the *Environmental Planning and Assessment Act 1979*.

The decision was unanimous.




REASONS FOR THE DECISION

The reasons for the decision of the Panel were:

1. The modified development proposal is substantially the same as the approved development.
2. The changes do not create any unacceptable adverse impact on the natural and built environment.
3. With the changes, the proposal remains suitable for the site and remains in the public interest.

CONDITIONS

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

PANEL MEMBERS	
 Paul Mitchell OAM (Chair)	 Lindsay Fletcher
 Peter Brennan	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	2018SWC044 – City of Parramatta – DA/1056/2016/A
2	PROPOSED DEVELOPMENT	Section 4.55 (1a) modification to consent for construction of two high density residential flat buildings with associated podium base comprising of 386 units; the modifications include changes to internal configuration of apartments, external changes, changes to external finishes and reconfiguration of roof gardens.
3	STREET ADDRESS	1-5 & 7 Carter Street & 23 Uhrig Road, LIDCOMBE
4	APPLICANT/OWNER	Karimbla Construction Services (NSW) Pty Ltd
5	TYPE OF REGIONAL DEVELOPMENT	Modification to development application approved by the Panel
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> • Environmental planning instruments: <ul style="list-style-type: none"> ○ State Environmental Planning Policy (Infrastructure) 2007 ○ State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004 ○ State Environmental Planning Policy No 55 – Remediation of Land ○ State Environmental Planning Policy No 65 – Design Quality of Residential Apartment Development ○ 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 ○ Carter Street Precinct Development Control Plan 2016 ○ Carter Street Precinct Development Contributions Plan 2016 • 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: 23 March 2018 • Written submissions during public exhibition: nil
8	MEETINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> ○ Electronic discussion from 23 May 2018 to 30 April 2018
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report