

DETERMINATION AND STATEMENT OF REASONS

SYDNEY CENTRAL CITY PLANNING PANEL

DATE OF DETERMINATION	10 December 2019
PANEL MEMBERS	Mary-Lynne Taylor (Acting Chair), Lindsay Fletcher, Peter Brennan, Sameer Pandey and Martin Zaiter
APOLOGIES	None
DECLARATIONS OF INTEREST	Paul Mitchell declared a conflict as City Plan is his employer.

Public meeting held at Rydalmere Operations Centre on 10 December 2019, opened at 1.00pm and closed at 1.08pm.

MATTER DETERMINED

2018SWC061 - City of Parramatta – DA/326/2018 at 2B Hill Road, Lidcombe – Construction of three (3A) residential flat buildings over five (5) levels of basement (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 briefings and the matters observed at site inspections listed at item 8 in Schedule 1.

Development application

The panel determined to refuse the development application pursuant to section 4.16 of the *Environmental Planning and Assessment Act 1979*.

The decision was unanimous.

REASONS FOR THE DECISION



The Panel determined to refuse the development application for the reasons contained in Attachment B of the Assessment Report.




CONSIDERATION OF COMMUNITY VIEWS

In coming to its decision, the panel considered written submissions made during public exhibition. The Panel notes that issues of concern included:

- The proposal is out of character;
- Privacy;
- Loss of views;
- Devaluation of nearby properties;
- Traffic impacts;
- Insufficient infrastructure;
- Lack of public transport;
- Loss of peace quiet within the area; inferior quantity of development.

The Panel considers that concerns raised by the community have been adequately addressed in the assessment report and that no new issues requiring assessment were raised during the public meeting.

PANEL MEMBERS	
 Mary-Lynne Taylor (Acting Chair)	 Peter Brennan

 Martin Zaiter	 Sameer Pandey
 Lindsay Fletcher	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	2018SWC061 - City of Parramatta – DA/326/2018
2	PROPOSED DEVELOPMENT	Construction of three (3A) residential flat buildings over five (5) levels of basement
3	STREET ADDRESS	2B Hill Road, Lidcombe
4	APPLICANT OWNER	Applicant – HP Subsidiary Pty Ltd Owner – Riveredge Investments Pty Limited
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 Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005 (Deemed SEPP) State Environmental Planning Policy (BASIX) 2004 State Environmental Planning Policy (State and Regional Development) 2011 State Environmental Planning Policy (Infrastructure) 2007 Auburn Local Environmental Plan 2010 Draft amendments to Auburn Local Environmental Plan 2010 Draft environmental planning instruments: Nil Development control plans: <ul style="list-style-type: none"> 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

		<ul style="list-style-type: none"> • 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: November 2019 • Written submissions during public exhibition: four (4) • Verbal submissions at the public meeting: <ul style="list-style-type: none"> ○ In support – Nil ○ In objection – Nil ○ Council assessment officer – Myfanwy McNally and Brad Roeleven ○ On behalf of the applicant – Nil
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> • Briefing: February 2019 <ul style="list-style-type: none"> ○ <u>Panel members</u>: Mary-Lynne Taylor (Acting Chair), Peter Brennan, Sameer Pandey and Martin Zaiter ○ <u>Council assessment staff</u>: Myfanwy McNally and Brad Roeleven • Final briefing to discuss council's recommendation, 10 December 2019, 12:00 pm. Attendees: <ul style="list-style-type: none"> ○ <u>Panel members</u>: Mary-Lynne Taylor (Acting Chair), Lindsay Fletcher, Peter Brennan, Sameer Pandey and Martin Zaiter ○ <u>Council assessment staff</u>: Myfanwy McNally and Brad Roeleven
9	COUNCIL RECOMMENDATION	Refusal
10	DRAFT CONDITIONS	N/A