

DETERMINATION AND STATEMENT OF REASONS

SYDNEY CENTRAL CITY PLANNING PANEL

DATE OF DETERMINATION	Wednesday, 4 December 2019
PANEL MEMBERS	Mary-Lynne Taylor (Acting Chair), Paul Mitchell, Mark Grayson, Sameer Pandey and Martin Zaiter
APOLOGIES	None
DECLARATIONS OF INTEREST	None

Public meeting held at Rydalmere Operations Centre, on 4 December 2019, opened at 1.25pm and closed at 1.30pm.

MATTER DETERMINED

PPSSCC-13 – City of Parramatta – DA/367/2019 at 11A and 13 Carter Street, Lidcombe – Mixed use building comprising 340 services apartments (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.

Application to vary a development standard

Following consideration of a written request from the applicant, made under cl 4.6 (3) of the Auburn Local Environmental Plan 2010 (LEP), that has demonstrated that:

- compliance with cl. 4.6 is unreasonable or unnecessary in the circumstances; and
- there are sufficient environmental planning grounds to justify contravening the development standard

the panel is satisfied that:

- the applicant's written request adequately addresses the matters required to be addressed under cl 4.6 (3) of the LEP; and
- the development is in the public interest because it is consistent with the objectives of cl. 4.6 of the LEP and the objectives for development in the B2 zone; and
- the concurrence of the Secretary has been assumed.

Development application

The panel determined to approve 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 proposed development is permissible in the B2 zone and is consistent with the zone's objectives.
- The proposal will provide temporary accommodation and retail facilities in a central and accessible location. This mix of uses with both support nearby employment and recreational facilities and provide for the day to day needs of future occupants.
- The proposal is well designed, is supported by council's Design Excellence Advisory Panel and will contribute to future, high quality, built environments.

- The proposal is consistent with the desired future character of the locality and will not adversely affect nearby properties nor local infrastructure including the road network.
- For the reasons given above approval of the proposal is in the public interest.






CONDITIONS

The development application was approved subject to the conditions in the council assessment report with an additional condition agreed by the applicant.

- Prior to the issue of relevant construction certificates, details to the satisfaction of the PCA shall be provided which demonstrate the provision for at least one (1) parking space to be dedicated to an electric vehicle charging station.

CONSIDERATION OF COMMUNITY VIEWS

In coming to its decision, the panel notes that no written submissions were made during public exhibition and therefore no issues of concern were raised.

PANEL MEMBERS	
 Mary-Lynne Taylor (Acting Chair)	 Paul Mitchell
 Mark Grayson	 Sameer Pandey
 Martin Zaiter	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSSCC-13 – City of Parramatta – DA/367/2019
2	PROPOSED DEVELOPMENT	Construction of a mixed use building comprising 340 services apartments, four retail tenancies, supermarket and associated parking, landscaping and public domain works.
3	STREET ADDRESS	Lots 6 and 7 DCP 1228764 - 11A and 13 Carter Street, Lidcombe
4	APPLICANT/OWNER	Karimbla Properties (No. 51) Pty Ltd
5	TYPE OF REGIONAL DEVELOPMENT	Capital Investment Value over \$30M
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 (State and Regional Development) 2011 ○ SREP (Sudney Harbour Catchment) 2005 ○ State Environmental Planning Policy No. 64 (Advertising and Signage) ○ 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 ○ Auburn Development Control Plan 2010 • Planning agreements: Nil • Provisions of the <i>Environmental Planning and Assessment Regulation 2000</i> • 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: 25 November 2019 • Clause 4.6 variation exception written request • Written submissions during public exhibition: 0 • Verbal submissions at the public meeting: <ul style="list-style-type: none"> ○ In support – Nil ○ In objection – Nil ○ Council assessment officer – Andrew Golden, Brad Roeleven

		<ul style="list-style-type: none"> ○ On behalf of the applicant – Walter Gordon and Frank Ru
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> • Briefing: 4 September 2019 <ul style="list-style-type: none"> ○ <u>Panel members</u>: Paul Mitchell (Acting Chair), Mark Grayson, Lindsay Fletcher, Sameer Pandey and Martin Zaiter ○ <u>Council assessment staff</u>: Brad Roeleven • Final briefing to discuss council's recommendation, 4 December 2019, 11.00 am. Attendees: <ul style="list-style-type: none"> ○ <u>Panel members</u>: Mary-Lynne Taylor (Acting Chair), Paul Mitchell, Mark Grayson, Sameer Pandey and Martin Zaiter ○ <u>Council assessment staff</u>: Andrew Golden and Brad Roeleven
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report