

DETERMINATION AND STATEMENT OF REASONS

SYDNEY CENTRAL CITY PLANNING PANEL

DATE OF DETERMINATION	9 December 2021
DATE OF PANEL DECISION	9 December 2021
PANEL MEMBERS	Abigail Goldberg (Chair), David Ryan and Roberta Ryan
APOLOGIES	None
DECLARATIONS OF INTEREST	None

Papers circulated electronically on 3 December 2021.

MATTER DETERMINED

PPSSCC-256 – Cumberland – DA2021/0273, 13-21 Parramatta Road, Lidcombe, staged construction and operation of a mixed-use development comprising a service station and commercial offices including associated alterations to the adjoining Costco site, landscaping and civil works (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 listed at item 8 in Schedule 1.

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

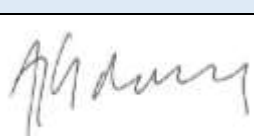


The panel determined to approve the application for the reasons outlined in the council assessment report.

CONDITIONS

The development application was approved subject to the conditions in the council assessment report.

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	
 Abigail Goldberg (Chair)	 David Ryan
 Roberta Ryan	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSSCC-256 – Cumberland – DA2021/0273
2	PROPOSED DEVELOPMENT	Staged construction and operation of a mixed-use development comprising a service station and commercial offices including associated alterations to the adjoining Costco site, landscaping and civil works.
3	STREET ADDRESS	13-21 Parramatta Road, Lidcombe
4	APPLICANT/OWNER	Applicant/Owner - Costco Wholesale Australia Pty Ltd.
5	TYPE OF REGIONAL DEVELOPMENT	CIV 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 (State and Regional Development) 2011. Statement Environmental Planning Policy No 19 - Bushland in Urban Areas. State Environmental Planning Policy 33 “Hazardous and Offensive Development”. State Environmental Planning Policy No. 55 - Remediation of Land (SEPP 55). State Environmental Planning Policy 64 “Advertising and Signage”. State Environmental Planning Policy (Infrastructure) 2007. State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017. Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005. Auburn Local Environmental Plan 2010. Cumberland Local Environmental Plan 2021 Draft environmental planning instruments: Nil Development control plans: <ul style="list-style-type: none"> Auburn Development Control Plan 2010 (ADCP 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: 29 November 2021 • Written submissions during public exhibition: Nil
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> • Site inspections have been curtailed due to COVID-19. Where relevant, Panel members undertook site inspection individually • Papers were circulated electronically 3 December 2021
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report