

DETERMINATION AND STATEMENT OF REASONS
SYDNEY CENTRAL CITY PLANNING PANEL

DATE OF DETERMINATION	23 December 2020
DELEGATED DECISION MAKER	David Birds, Acting Executive Director, City Planning and Design

Decision made on 23 December 2020

MATTER DETERMINED

PPSSCC-28 – City of Parramatta Council – DA 528/2019 at 12-14 Birnie Avenue Lidcombe – Construction of two residential towers comprising 419 apartments over four levels of basement car parking, construction of a new road plus associated landscaping, civil and public domain works (as described in Schedule 1)

This decision was made under the delegation of the **SYDNEY CENTRAL CITY PLANNING PANEL** made on 14 December 2020

CONSIDERATION AND DECISION

The decision maker considered: the matters listed at item 6, the material listed at item 7 and the material presented at meetings and briefings as discussed in the report and listed at item 8 in Schedule 1.

Development application


It was determined to **refuse** the development application pursuant to section 4.16 the *Environmental Planning and Assessment Act 1979*.

REASONS FOR THE DECISION

It was determined to refuse the application for the reasons outlined in the council assessment report.

CONSIDERATION OF COMMUNITY VIEWS

In coming to the decision written submissions made during the public exhibition were considered. Concerns raised by the community have been adequately addressed in the assessment report.

PANEL DELEGATE
 <p>David Birds, Executive Director, City Planning and Design</p>

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSSCC-28 – City of Parramatta Council – DA 528/2019
2	PROPOSED DEVELOPMENT	Construction of two residential towers comprising 419 apartments over four levels of basement car parking, construction of a new road plus associated landscaping, civil and public domain works
3	STREET ADDRESS	12-14 Birnie Avenue Lidcombe
4	APPLICANT/OWNER	Altus Consulting Group Pty Ltd / SLA Homebush Pty Ltd and YYS & Co. Pty Ltd
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 State Environmental Planning Policy No. 65 State Environmental Planning Policy (Sydney Harbour Catchment) 2005 State Environmental Planning Policy (BASIX) 2004 State Environmental Planning Policy (State Regional Development) 2011 Auburn Local Environmental Plan 2010 Draft environmental planning instruments: <ul style="list-style-type: none"> Draft amendments to Auburn Local Environmental Plan 2010 Development control plans: <ul style="list-style-type: none"> Carter Street Precinct Development Control Plan 2016 Planning agreements: With DPIE , not CoPC Provisions of the <i>Environmental Planning and Assessment Regulation 2000</i>: <ul style="list-style-type: none"> Clause 50(1)(a) Clause 98 Coastal zone management plan: N/A 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
	MATERIAL CONSIDERED BY THE PANEL	<ul style="list-style-type: none"> Council assessment report: 4 December 2020 Written submissions during public exhibition: 15 Total number of unique submissions received by way of objection: 3
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> Briefing: 1.4.2020 <ul style="list-style-type: none"> Panel members: Abigail Goldberg (Chair), David Ryan, Sameer Pandey, Martin Zaiter Council assessment staff: Brad Roeleven and Myfanwy McNally
9	COUNCIL RECOMMENDATION	Refusal
10	DRAFT REASONS FOR REFUSAL	Attached to the council assessment report