

DETERMINATION AND STATEMENT OF REASONS
SYDNEY CENTRAL CITY PLANNING PANEL

DATE OF DETERMINATION	31 May 2024
DATE OF PANEL DECISION	31 May 2024
PANEL MEMBERS	Abigail Goldberg (Chair), David Ryan, Steve Murray
APOLOGIES	None
DECLARATIONS OF INTEREST	All Councillors have a perceived conflict of interest as the matter includes land owned by Council.

Papers circulated electronically on 28 May 2024.

MATTER DETERMINED

PPSSCC-511 – Cumberland – MOD2023/0425 - 17 Church Street, Lidcombe - Section 4.55(2) Modification for various amendments to the approved alterations and additions to the Registered Club (Dooleys) including the addition of 2 Board Street and northern end of the unnamed lane way, reconfiguration of internal layout, deletion of basement addition and administration building, addition of outdoor gaming area, relocation of substation and plant equipment, changes to building elevations and landscaping, staged construction and operation, and internal construction works outside of standard hours.

PANEL CONSIDERATION AND DECISION

The panel considered: the matters listed at item 6, the material listed at item 7 and the material presented at briefings and the matters listed at item 8 in Schedule 1.

Modification application

The panel determined to approve the modification application pursuant to section 4.55 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

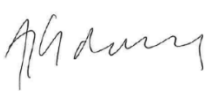


The development application was approved subject to the conditions in the council assessment report.

CONSIDERATION OF COMMUNITY VIEWS

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

- Traffic, noise and light concerns
- Increased gambling and alcohol consumption concerns
- Construction impacts

The panel considers that concerns raised by the community have been adequately addressed in the assessment report.

PANEL MEMBERS	
Abigail Goldberg (Chair) 	David Ryan 
Steve Murray 	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSSCC-511 – Cumberland – MOD2023/0425
2	PROPOSED DEVELOPMENT	Section 4.55(2) Modification for various amendments to the approved alterations and additions to the Registered Club (Dooleys) including the addition of 2 Board Street and northern end of the unnamed lane way, reconfiguration of internal layout, deletion of basement addition and administration building, addition of outdoor gaming area, relocation of substation and plant equipment, changes to building elevations and landscaping, staged construction and operation, and internal construction works outside of standard hours.
3	STREET ADDRESS	17 Church Street, Lidcombe, 1 Board Street, 2-28 Board Street, 3-21 Ann Street and Board Street Lidcombe.
4	APPLICANT/OWNER	Applicant: Urbis/Lidcombe Catholic Workmen's Club Ltd Owner: Dooleys Lidcombe Catholic Club Ltd /Cumberland City Council
5	TYPE OF REGIONAL DEVELOPMENT	Section 4.55(2) Modification Application
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> Environmental planning instruments: <ul style="list-style-type: none"> State Environmental Planning Policy (Planning Systems) 2021 State Environmental Planning Policy (Biodiversity and Conservation) 2021 State Environmental Planning Policy (Resilience and Hazards) 2021 State Environmental Planning Policy (Transport and Infrastructure) 2021 Cumberland Local Environmental Plan 2021 Draft environmental planning instruments: Nil Development control plans: <ul style="list-style-type: none"> Cumberland Development Control Plan 2021 Planning agreements: Nil Provisions of the <i>Environmental Planning and Assessment Regulation 2021</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: 27 May 2024 Written submissions during public exhibition: 1 Total number of unique submissions received by way of objection: 1
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> Preliminary Briefing: 1 February 2024 <ul style="list-style-type: none"> <u>Panel members</u>: Abigail Goldberg (Chair), Steve Murray, David Ryan <u>Council assessment staff</u>: Haroula Michael, Jai Shanker, Michael Lawani, Esra Calim <u>Applicant representatives</u>: Erin Dethridge, Guy Welton, Jacob Laird
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report