

DETERMINATION AND STATEMENT OF REASONS

SYDNEY CENTRAL CITY PLANNING PANEL

DATE OF DETERMINATION	28 February 2020
PANEL MEMBERS	Abigail Goldberg (Chair), Gabrielle Morrish, David Ryan, Ned Attie and Eddy Sarkis
APOLOGIES	None
DECLARATIONS OF INTEREST	None

Papers circulated electronically between 11 February 2020 and 28 February 2020.

MATTER DETERMINED

PPSSCC-59 – Cumberland - DA-525/2017/A - 2, 4 & 6 Kerrs Road and 46 Joseph Street, Lidcombe – Section 4.55(2) application for alterations and additions to an approved mixed-use development including additional basement car parking level and reconfiguration of lift cores, stair wells and ground floor pedestrian ramp (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 listed at item 8 in Schedule 1.

The Panel determined to approve the development application pursuant to section 4.55 of the Environmental Planning and Assessment Act 1979.




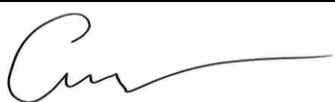
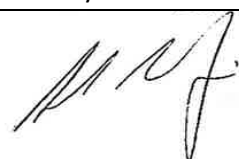
The decision was unanimous.

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 they were no written submissions made during public exhibition.

PANEL MEMBERS	
 Abigail Goldberg (Chair)	 Gabrielle Morrish
 David Ryan	 Ned Attie
 Eddy Sarkis	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSSCC-59 – Cumberland - DA-525/2017/A
2	PROPOSED DEVELOPMENT	Section 4.55(2) application for alterations and additions to an approved mixed-use development including additional basement car parking level and reconfiguration of lift cores, stair wells and ground floor pedestrian ramp
3	STREET ADDRESS	2, 4 & 6 Kerrs Road and 46 Joseph Street, Lidcombe
4	APPLICANT/OWNER	Applicant – Fuse Management Pty Owners – Kerrs Road Developments Pty Ltd / H & K Energetic Investment Pty Ltd
5	TYPE OF REGIONAL DEVELOPMENT	The application is a Section 4.55(2) application, and at the time of lodgement of the original development application, DA-2017/525, the development constituted 'Regional Development' within the meaning of State Environmental Planning Policy (State and Regional Development) 2011, as the development exceeded the \$20 million threshold with a Capital Investment Value (CIV) of \$23,414,219.
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 ○ State Environmental Planning Policy No. 55 – Remediation of Land ○ State Environmental Planning Policy No. 65 – Design Quality of Residential Apartment Development (SEPP 65) ○ State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004 ○ State Environmental Planning Policy (Infrastructure) 2007 ○ State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017 (Vegetation SEPP) ○ State Environmental Plan (Sydney Harbour Catchment) 2005 ○ Auburn Local Environmental Plan 2010 ○ Draft environmental planning instruments: Nil ○ Development control plans: <ul style="list-style-type: none"> ○ Auburn Development Control Plan 2010 ○ Planning agreements: Nil ○ Provisions of the <i>Environmental Planning and Assessment Regulation 2000</i>: Nil [or enter the clauses if relevant] ○ 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: February 2020 • Written submissions during public exhibition: 0
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL/PAPERS CIRCULATED ELECTRONICALLY	<ul style="list-style-type: none"> • Papers were circulated electronically between 11 February 2020 and 28 February 2020.
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report