

DETERMINATION AND STATEMENT OF REASONS

SYDNEY CENTRAL CITY PLANNING PANEL

DATE OF DETERMINATION	4 November 2020
PANEL MEMBERS	Abigail Goldberg (Chair), David Ryan, Ned Attie and Eddy Sarkis
APOLOGIES	None
DECLARATIONS OF INTEREST	Ms Morrish advised that the applicant is a current client of their company and as such she is conflicted and unable to participate.

Papers circulated electronically on 28 October 2020.

MATTER DETERMINED

PPSSCC-61 – DA2019/0467 – Cumberland - 18-34 John Street, 1 & 4-28 Board Street, Board Street, and 3-21 Ann Street, Lidcombe, Lot 2011, DP 1225004, Lot 1, DP 712252, Lots X & Y, DP 391142, Lot 12, DP 741212, Lot 14, DP 1083698, Lot 1, DP 779654, Lots A & B, DP 190260, Lot B, DP 395349, Lot 1, DP 741584, Lots 11, 12 & 13, DP 64696, Lots 14 & 15, DP 976927, Lot 9, Section A, DP 979289, Lots 11, 13 & 15, DP 78789, Lot 14, DP 1083657, Lots 1, 2 & 3, DP 79131, Lot 1, DP 196024, and Lot 1, DP 798953, Alterations and additions to an existing Registered Club (Dooleys Lidcombe Catholic Club), including demolition works, extension of the existing basement car park, refurbishment and expansion of existing club building on John Street, and construction of two additional floors to facilitate administration, office and staff areas and associated stormwater works and provision of a substation (as described in Schedule 1).

PANEL CONSIDERATION AND DECISION

The Panel considered: the matters listed at item 6, the material listed at items 7 and 8 in Schedule 1.

The Panel determined to approve the application for the reasons outlined in the Council assessment report.

The decision was **unanimous**.

CONDITIONS

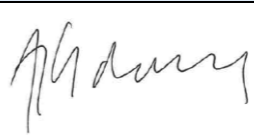

The development application was approved subject to the conditions in the Council Assessment Report.

CONSIDERATION OF COMMUNITY VIEWS

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

- Construction impacts
- Building height
- Mechanical plant impacts

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

PANEL MEMBERS	
	
Abigail Goldberg (Chair)	Eddy Sarkis

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David Ryan

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Ned Attie

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSSCC-61 – DA2019/0467 – Cumberland
2	PROPOSED DEVELOPMENT	Alterations and additions to an existing Registered Club (Dooleys Lidcombe Catholic Club), including demolition works, extension of the existing basement car park, refurbishment and expansion of existing club building on John Street, and construction of two additional floors to facilitate administration, office and staff areas and associated stormwater works and provision of a substation.
3	STREET ADDRESS	18-34 John Street, 1 & 4-28 Board Street, Board Street, and 3-21 Ann Street, Lidcombe, Lot 2011, DP 1225004, Lot 1, DP 712252, Lots X & Y, DP 391142, Lot 12, DP 741212, Lot 14, DP 1083698, Lot 1, DP 779654, Lots A & B, DP 190260, Lot B, DP 395349, Lot 1, DP 741584, Lots 11, 12 & 13, DP 64696, Lots 14 & 15, DP 976927, Lot 9, Section A, DP 979289, Lots 11, 13 & 15, DP 78789, Lot 14, DP 1083657, Lots 1, 2 & 3, DP 79131, Lot 1, DP 196024, and Lot 1, DP 798953
4	APPLICANT/OWNER	Dooleys Lidcombe Catholic Club Ltd T/A Dooleys Regents Park Sports Club
5	TYPE OF REGIONAL DEVELOPMENT	Capital Investment Value >\$30m
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> Environmental planning instruments: <ul style="list-style-type: none"> State Environmental Planning Policy No 19 – Bushland in Urban Areas State Environmental Planning Policy No. 55 – Remediation of Land State Environmental Planning Policy (Coastal Management) 2018 State Environmental Planning Policy (Infrastructure) 2007 State Environmental Planning Policy (State and Regional Development) 2011 Sydney Environmental Plan (Sydney Harbour Catchment) 2005 State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017 Auburn Local Environmental Plan 2010 (ALEP) <p>Draft environmental planning instruments:</p> <ul style="list-style-type: none"> Draft State Environmental Planning Policy (Environment) Draft Cumberland Local Environmental Plan 2020 <p>Development Control Plans:</p> <ul style="list-style-type: none"> Auburn Development Control Plan 2010 (ADCP) <p>Planning agreements: Nil</p> <p>Provisions of the <i>Environmental Planning and Assessment Regulation 2000</i>: Nil</p> <p>Coastal zone management plan: Nil</p> <p>The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality</p> <p>The suitability of the site for the development</p> <p>Any submissions made in accordance with the <i>Environmental Planning and Assessment Act 1979</i> or regulations</p> <p>The public interest, including the principles of ecologically sustainable</p>

		development
7	MATERIAL CONSIDERED BY THE PANEL	<ul style="list-style-type: none"> • Council assessment report: October 2020 • Written submissions during public exhibition: 2
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL/PAPERS CIRCULATED ELECTRONICALLY	<ul style="list-style-type: none"> • Site inspection - Site inspections have been curtailed due to COVID-19 precautions. Where relevant, Panel members undertook site inspections individually. • Papers circulated electronically on 28 October 2020
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the Council assessment report