

# Cumberland Council

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9735 1236

30 August 2016

Mr David Gibson  
Team Leader  
Social Infrastructure Assessments  
Department of Planning and Environment  
GPO Box 39  
SYDNEY NSW 2001

Att: Mr Brent Devine

Dear Mr Gibson,

## Forensic Pathology and Coroner's Court, Lidcombe (SSD7545) Notice of Exhibition

Reference is made to the above State significant development application for the Forensic Pathology and Coroner's Court, located at 1, 2 and 3 DP 850697, Weeroona Road, Lidcombe. Please find below Council's comments in respect of the proposal.

### Council's Plans and Policies

The proposal is to comply with the relevant provisions of Auburn Local Environmental Plan 2010 including, but not limited to, the following:

- Part 2 Land Use Table and the SP2 Infrastructure zone;
- Clause 5.9 Preservation of trees or vegetation;
- Clause 5.10 Heritage conservation;
- Clause 6.1 Acid sulphate soils;
- Clause 6.2 Earthworks; and
- Clause 6.5 Essential services.

The proposal is also to comply with the relevant parts of Auburn Development Control Plan 2010 including, but not limited to, the following:

- Advertising & Signage, including compliance with State Environmental Planning Policy No. 64 Advertising and Signage;
- Access and Mobility;
- Stormwater Drainage;
- Waste; and
- Tree Preservation.



Please also note that the Former Lidcombe Hospital Site part of ADCP 2010 is applicable to the residential development to the north and east of the subject site.

### Access and traffic

- *Owner's consent*

The landscaped area on the southern side of Main Avenue was identified as "Future Public Reserve" in the plans approved under DA-572/02 by the Land and Environment Court on 7 July 2004 for the staged development of the former Lidcombe Hospital site (copy of approved plan attached). Now known as Lot 79 in DP 1097193, the land has since been dedicated and handed over to Council in accordance with the conditions of the aforementioned consent.

The new vehicle and pedestrian access to the subject site is proposed across this Council owned land which is a dedicated public reserve. Owner's consent from Council is therefore required. This process includes advertising of the proposed access and referral of a report to Council making a recommendation to Council/Administrator as to whether owner's consent should be granted in this particular instance.

The traffic report, prepared by Parking & Traffic Consultants and dated 12 July 2016, at section 6.2 Sight Distance recommends the implementation of a "No Parking" restriction along Main Avenue so as to further assist with visibility and maintain appropriate traffic movements. Please note that parking restrictions require the approval of Council.

Further, the subject land is contained within the Former Lidcombe Hospital Site Heritage Conservation Area under Auburn Local Environmental Plan 2010 and is within the area of the site listed on the State Heritage Register. It is understood that comments are being sought from the Heritage Division of the Office of Environment and Heritage.

- *Residential amenity*

The intersection of Main Avenue with Joseph Street is a left in/left out only intersection. For vehicles wanting to head north they will be required to travel along Botanica Drive to the signalised intersection with Joseph Street. Concern is raised with regard to the impact of this additional through traffic on residential amenity. It is considered appropriate that an alternative access be provided from Weeroona Road.

### Signage

As discussed previously, the landscaped area on the southern side of Main Avenue is a dedicated public reserve owned by Council. It is noted that sign no. 3, as shown on the plan titled "Schematic Sign Location Plan – External Signs Only" Issue B prepared by Minale Tattersfield and dated 13 July 2016, is proposed to be located on the public reserve owned by Council. As such owner's consent is required for the proposed placement of any signage on this site. Alternatively, the signage can be located within the subject development site.

Should you have further enquiries regarding this matter please do not hesitate to contact Bernadette Barry, Senior Development Assessment Officer, on 9735 1236.

Yours faithfully

per 

Malcolm Ryan  
General Manager