

80 Betty Cuthbert Drive, Lidcombe

Planning Proposal and Development Control Plan – Summary of submissions

A total of forty nine (49) community submissions were received during exhibition. This included 31 online and 18 written submissions.

Key issues raised in all submissions are identified and responded to below.

Issue	Response
<p>Parking and traffic generation impacts to its immediate surrounds as a result of the school size proposed and that Betty Cuthbert is a narrow street.</p>	<p>The exhibited planning proposal included a technical report on traffic and transport matters.</p> <p>In response to the submissions received, Council officers requested additional information from the Proponent, and this information was then reviewed by Council officers.</p> <p>The site-specific Development Control Plan has been strengthened to ensure that the proposed development can mitigate potential impacts and provides a framework for which future Development Applications can be assessed, should the proposal proceed.</p>
<p>Noise impacts anticipated as a result of the proposal.</p>	<p>The exhibited planning proposal included a technical report on noise matters, and was based on up to 1,000 students for the new school.</p> <p>The updated site-specific Development Control Plan identifies that the design of a new school should be for up to 750 students. This can assist in mitigating local amenity impacts, including noise.</p> <p>Should the proposal proceed, any future Development Application lodged for the new school on the site will be subjected to a detailed assessment on potential noise impacts.</p>
<p>Lack of detail with regards to the proposed school in the proposed concept plans.</p>	<p>Council has requested further detailed information on the proposed school. Limited information has been provided for review by Council officers. The information provided includes that the proposed school would cater for up to 1,000 students, the built form to be a maximum of 4 storeys and that 10m² per open space per student is provided. General information on the proposed pedestrian overpass, road configuration and operational management of the proposed school has also been provided.</p> <p>In addition, Schools Infrastructure has advised that they will commence more detailed service need planning to identify timing of projected population growth, and the impacts of enrolments in the short and medium term on current schools in the area. No firm commitment can be provided for the school at this time.</p> <p>In the absence of detailed information, the updated site-specific Development Control Plan identifies that the design of a new school should be for up to 750 students. This can assist in mitigating local amenity impacts.</p>
<p>Removal of large canopy and mature trees and loss of</p>	<p>The proposal is supported with the submission of a tree management plan, an arborist report, an ecological report and a site-specific development control plan.</p> <p>In response to the submissions received, Council officers</p>

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<p>existing vegetation to be minimised.</p>	<p>requested additional information from the Proponent, and this information was then reviewed by Council officers.</p> <p>The updated site-specific Development Control Plan identifies additional controls to support tree canopy and to offset potential loss of trees.</p> <p>Should the proposal proceed, any future Development Application lodged for the new school on the site will be subjected to a detailed assessment on potential tree impacts and mitigation measures.</p>
<p>Lack of play or open space. The community needs more green spaces, community gardens, parklands and recreation facilities. Increasing urban heating.</p>	<p>The proposal is supported with the submission of an urban design report and a site-specific Development Control Plan to address the provision of landscaped and open space areas.</p> <p>A minimum 10-metre-wide vegetated buffer zone is proposed along the full length of Joseph Street as a continuation of the landscape buffer to the south within Botanica Estate. The proposed stormwater basins situated along Joseph Street will be provided with landscape treatments. A green link will be created for pedestrians and cyclists which will connect Ironbark Walkway to East Street and Botanica Street.</p> <p>Should the proposal proceed, these matters will be further considered and assessed in detail when future Development Applications are lodged to ensure that the proposal will address the concerns in relation to urban heating.</p>
<p>Lack of community support for the proposed medium density residential development on the site and over development in Lidcombe area.</p>	<p>The Cumberland 2030: Our Local Strategic Planning Statement (LSPS) was issued to provide strategic direction and a coordinated approach to effectively manage growth and development in the Cumberland City Council area over the next 10 years, which encourages new housing and employment to meet growth targets. The proposed medium density residential development is to respond to the Council's strategic direction.</p> <p>The proposed rezoning is supported with an urban design report, the provisions for lots size and density controls, and a site specific DCP to address the proposed residential component.</p> <p>These provisions will be enforced to ensure that the future residential development will be a comparable density to the former Lidcombe Hospital site to the south. Compatibility with the adjoining residential area will maintain the character of the locality.</p> <p>The proposal is at conceptual level only and further subdivision application will be required.</p> <p>Should the proposal proceed, these matters will be further considered and assessed in detail when future Development Applications are lodged.</p>

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Improvement to existing public transport and connectivity is required.	<p>The site is approximately 1km south of Lidcombe Train Station, a major interchange for the T1 Western, T2 Leppington, T3 Bankstown and T7 Olympic Park lines. Bus stops are located on Joseph Street on the western site boundary and East Street 700m to the east providing access to other local centres including Homebush, Chullora, Bankstown and East Hills. The M92 is also accessible via East Street which provides services between Parramatta and Sutherland.</p> <p>The proposal is supported with the submission of an urban design report and a site-specific Development Control Plan to address the provision of transport and connectivity.</p> <p>Pedestrian connections will link commuters to improved bus services on Joseph Street and East Street. Access to Leila Street Road reserve is currently closed to pedestrians, which will be improved by way of potential new overpass pedestrian bridge to connect to Leila Street Reserve to residential uses east of Berala Station. A pedestrian link to Ironbark Walkway, new intersection at Joseph Street and pedestrian connection opportunity to Leila Street to increase permeability between eastern and western communities including Botanica. The direct pedestrian connection through Ironbark Walkway and Norman May Drive will also improve accessibility to more bus services and regional cycleway network at East Street.</p>