

SYDNEY CENTRAL CITY PLANNING PANEL – ADDENDUM REPORT

TO: Sydney Central City Planning Panel (SCCPP) – 11 December 2019 Meeting
SUBJECT: 2-36 Church Street, Lidcombe
FILE No: DA-94/2019

Application lodged	25 March 2019	
Applicant	Saul Moran	
Owner	NSW Land and Housing Corporation (Crown Application)	
Application No.	DA-94/2019	
Description of Land	2-36 Church Street, Lidcombe	
Proposed Development	Construction of 4 residential flat buildings of varying heights from 4 to 10 storeys, comprising 262 units (including 53 social housing units) over basement parking for 335 vehicles, pursuant to SEPP (Affordable Rental Housing) 2009, and construction of a roundabout at the intersection of Martin Street and Church Street	
Site Area	10,132.7m ²	
Zoning	B4 Mixed Use	
Disclosure of political donations and gifts	Nil disclosure	
Heritage	<p>The subject site is not heritage listed, nor is it located within a heritage conservation area.</p> <p>The subject site is located within the vicinity of 2 heritage items, which are as follows:-</p> <ul style="list-style-type: none"> ○ <i>Rookwood Cemetery or Necropolis</i> – Item A00719; and ○ <i>Lidcombe Signal Box</i> – Item A56. 	
Principal Development Standards	Floor Space Ratio	Height of Buildings
	<u>2-8 Church Street, Lidcombe</u> Permissible: 3.12:1 Proposed: 3.13:1 (Resolved through Condition)	<u>2-8 Church Street, Lidcombe</u> Permissible: 27m Proposed: 29m
	<u>10-16 Church Street, Lidcombe</u> Permissible: 2.99:1 Proposed: 3:1 (Resolved through Condition)	<u>10-16 Church Street, Lidcombe</u> Permissible: 22.9m Proposed: 30.2m
	<u>18-24 Church Street, Lidcombe</u> Permissible: 1.99:1 Proposed: 1.98:1	<u>18-24 Church Street, Lidcombe</u> Permissible: 16.9m Proposed: 26m
	<u>26-36 Church Street, Lidcombe</u> Permissible: 1.79:1 Proposed: 1.37:1	<u>26-36 Church Street, Lidcombe</u> Permissible: 14.9m Proposed: 18.1m
Issues	<ul style="list-style-type: none"> • Natural Ventilation • Units per Level / Core • Landscaped Area • Deep Soil Zones • Solar Access • Height of Buildings (Clause 4.6 Variation) • Rear Setback 	

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1.0 PLANNING COMMENTS

Council is in receipt of a development application from Saul Moran seeking approval for *construction of 4 residential flat buildings of varying heights from 4 to 10 storeys, comprising 262 units (including 53 social housing units) over basement parking for 335 vehicles, pursuant to SEPP (Affordable Rental Housing) 2009, and construction of a roundabout at the intersection of Martin Street and Church Street at 2-36 Church Street, Lidcombe.*

The Development Application has been reported to the Sydney Central City Planning Panel with a single submission. Subsequently, and prior to the public meeting to take place on 11 December 2019, follow up correspondence has been received from the same person who provided the original submission.

The issues and enquiries raised in the initial public submission, and follow up correspondence, are summarised and commented on as follows:

Property Damage <i>Concern is raised that the proposed development will result in property damage to a surrounding residential property.</i>	It is unlikely that property damage will occur to surrounding residential properties from the proposed development, due to the distance between the site and surrounding residential properties. However, if this occurs, the persons affected could contact the certifying authority and report any damage for them to investigate.
Construction Noise <i>An enquiry has been placed, seeking clarification as to how construction noise will be minimised.</i>	Council has conditioned within the draft notice of determination for site works and building works, including the delivery of materials or equipment, to be restricted between the hours of 7:00am and 6:00pm, Monday to Fridays, 8:00am to 4:00pm on Saturdays, with no construction works or deliveries to take place on Sundays or public holidays.

2.0 CONCLUSION

The proposed development has been assessed against the matters for consideration listed in Section 4.15 of the EP & A Act, 1979, and is considered to be satisfactory. Any likely impacts of the development have been satisfactorily addressed and the proposal is considered to be in the public interest.

3.0 RECOMMENDATION

That development application 94/2019 seeking *construction of 4 residential flat buildings of varying heights from 4 to 10 storeys, comprising 262 units (including 53 social housing units) over basement parking for 335 vehicles, pursuant to SEPP (Affordable Rental Housing) 2009, and construction of a roundabout at the intersection of Martin Street and Church Street at 2-36 Church Street, Lidcombe,* be **Approved**, subject to the conditions contained in the draft notice of determination contained in **Attachment 3** of the original report.

4.0 ATTACHMENTS

Attachment 1 – Follow Up Correspondence from Objector