

# 2-36 Church Street, Lidcombe

Amending DA2021/0430  
Sydney Central Planning Panel Briefing





# Communities Plus



NSW Land and Housing  
Corporation



Billbergia  
*creating communities®*

- Improving quantity, quality of social housing in NSW
- Creation of mixed-tenure communities



# The Site

ETHOS  
URBAN





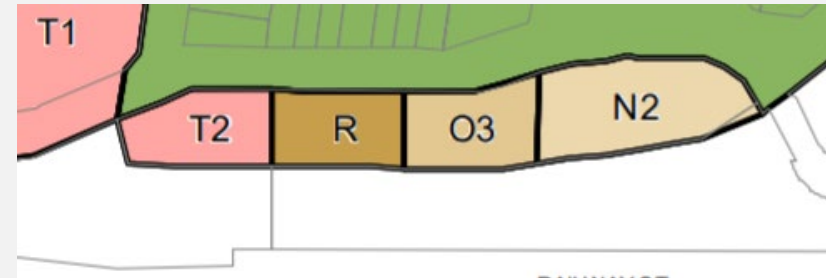
# Approved DA2019/94

- DA2019/94 approved by Sydney Central Planning Panel (11 November 2019)
- 4 x residential flat buildings between 5-10 storeys
- 53 x social housing apartments in Building A
- 209 x market apartments in Buildings B-D

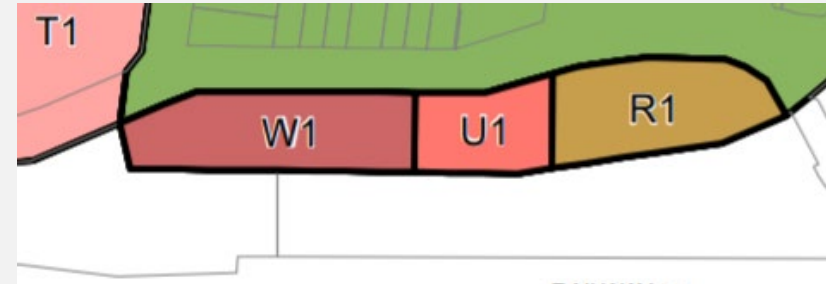


# Planning Proposal

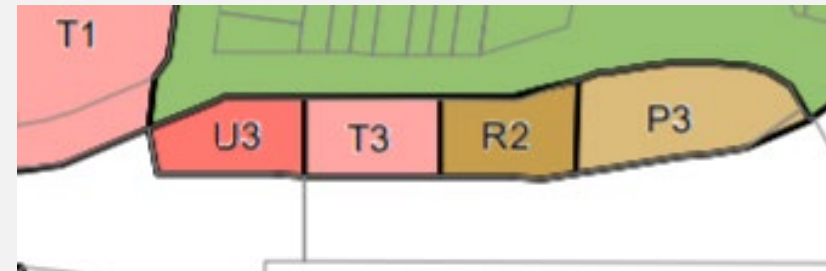
- Planning Proposal lodged June 2020
- LEP Amendment gazetted 14 May 2021
- Height increase from between 14.9-27 metres to between 22-40 metres
- Increase in FSR from between 1.29 – 2.6:1 to 3.2:1
- \$5M contribution to public domain upgrades



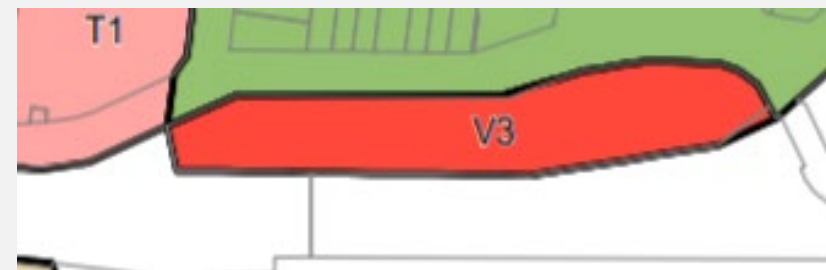
Previous Height



Existing Height



Previous FSR



Existing FSR

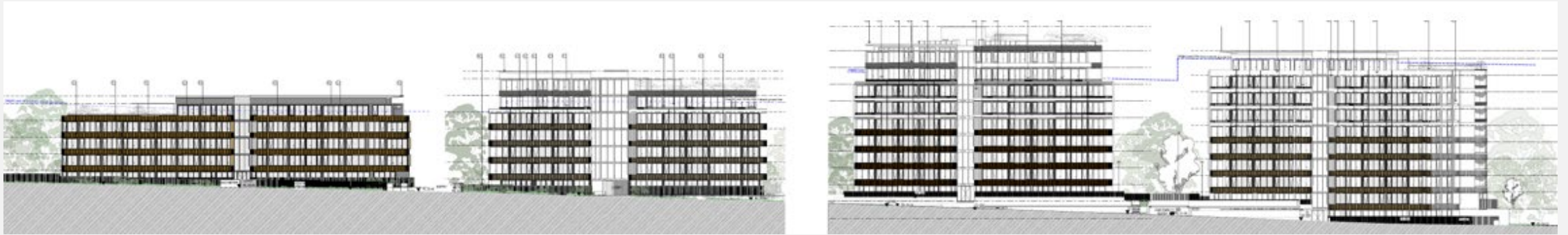
# Amending DA2021/0152

- Lodged March 2021
- 4 x mixed use / residential flat buildings between 6 – 13 storeys
- Recommended for approval by Cumberland Council (July 2021)
- DA withdrawn due to restrictive covenant
- Relodged August 2021

	Approved	Amending
Social	53	63
Market	209	313
Retail	0	3
Childcare	0	60 kids



# Church Street Elevation



DA2019/94



DA2021/0430

# Design Excellence

- Meetings held with Cumberland Design Excellence Panel on 12 November 2020 (pre-lodgement) and 19 May 2021 (post-lodgement)
- CDEP feedback has informed the Amending DA design
- The CDEP 'supports this development in principle' and found it to have 'the potential to meet the criteria for design excellence' (May 2021 CDEP Minutes)



# Planning Considerations

- Consistent with the applicable SEPPs, the ADG, the Auburn LEP and DCP
- Built form integrates with the envisaged future form of the Lidcombe town centre
- Assessment concludes that the proposal will not generate any unreasonable impacts re traffic and parking, heritage, noise, universal access, waste, CPTED, wind, sustainability





# Construction Progress

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