

Record of Kick-Off Briefing Meeting Sydney Central City Planning Panel

PANEL REFERENCE, DA NUMBER & ADDRESS	PPSSCC-286 – Cumberland - DA2021/0430 - 2-36 Church Street, Lidcombe
APPLICANT / OWNER	Thomas Nader / Land & Housing Corporation
APPLICATION TYPE	Development Application with Capital Investment Value > \$30M
REGIONALLY SIGNIFICANT CRITERIA	Clause 2, Schedule 7 of the SRD SEPP
KEY SEPP/LEP	State Environmental Planning Policy No. 55 – Remediation of Land State Environmental Planning Policy No. 65 – Design Quality of Residential Apartment Development State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004 State Environmental Planning Policy (Affordable Rental Housing) 2009 State Environmental Planning Policy (Infrastructure) 2007 Auburn Local Environmental Plan 2010
CIV	\$44,516,811.00 (excluding GST)
SCHEDULED MEETING DATE	30 September 2021

ATTENDEES

APPLICANT	Thomas Nader, Bilbergia Saul Moran, Bilbergia Jim Murray, Ethos Urban Youshen Li, Ethos Urban Amar Prashant, LAHC George Bakopoulos, LAHC
PANEL CHAIR	Abigail Goldberg
COUNCIL	Jai Shankar - Executive Manager, Development and Building Michael Lawani - Coordinator Major Development Assessment Rennie Rounds - Executive Planner Esra Calim - Coordinator - Development and Building Systems

	Sarah Hussein - Administration Officer - Development & Building
CASE MANAGERS	Alexandra Hafner and George Dojas
OTHER	Suzie Jattan and Holly McCann

ISSUES DISCUSSED

- Introductions
- Applicant overview of proposal:
 - Amending DA to provide an additional 114 residential apartments, including 10 social housing units in Lidcombe.
 - Planning Proposal gazetted 14 May 2021, height increase to 22-40m, FSR increase to 3.2:1 and \$5M in upgrades.
 - Previous amending DA withdrawn and relodged August 2021 with amendments to the original application.
 - Meetings with Cumberland Design Excellence Panel on 12 November 2020 and 19 May 2021.
 - Proposal consistent with applicable SEPPs, ADG, Auburn LEP and DCP.
 - Construction underway in accordance with existing approval.
- Council overview of proposal:
 - Built form and yield has not changed from the previous application, however there is a reduction in affordable housing
 - Council has indicated in principle support for a car parking variation. Council has sought a justification from the Applicant.
 - Exhibited for 14 days between 17 September to 1 October 2021. Nil submissions to date.
 - Council has prepared draft conditions with minor amendments. These will be sent to the Applicant for review.
- Panel comments:
 - Opportunity to increase affordable housing to 20% under the Affordable Housing SEPP.
 - Applicant considers social housing has been maximised at 63 units (44 units under original DA).

KEY ISSUES FOR CONSIDERATION

- Car parking variation.
- The application is yet to be considered by the Sydney Central Planning Panel and therefore future comment will not be limited to the detail within this Record.

REFERRALS REQUIRED

External

- Sydney Trains and TfNSW remain outstanding.

TENTATIVE PANEL BRIEFING DATE – 14 October 2021

TENTATIVE PANEL DETERMINATION DATE – Will be scheduled on 14 October 2021.