

RSDA Kick-Off Briefing Agenda Sydney Central City Planning Panel

PANEL REFERENCE, DA NUMBER & ADDRESS	PPSSCC-307 – Cumberland - DA2021/0636 - 14-16 Patricia Street, Mays Hill
APPLICANT / OWNER	Henry Sturrock on behalf of Land and Housing Corporation
APPLICATION TYPE	CIV > \$5M - Crown Development
REGIONALLY SIGNIFICANT CRITERIA	State Environmental Planning Policy (State and Regional Development) 2011, Schedule 7, Clause 4
KEY SEPP/LEP	State Environmental Planning Policy No. 55 – Remediation of Land State Environmental Planning Policy (Infrastructure) 2007 State Environmental Planning Policy No. 65 – Design Quality of Residential Apartment Development State Environmental Planning Policy (Affordable Rental Housing) 2009 State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017 State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004 Draft State Environmental Planning Policy (Environment) Draft State Environmental Planning Policy (Remediation of Land) Cumberland Local Environmental Plan 2021 Draft Cumberland Local Environmental Plan 2021
CIV	\$8,072,701.00 (excluding GST)
MEETING DATE	14 December 2021

ATTENDEES

APPLICANT	Henry Sturrock, Development Manager, LAHC Amar Pashant, LAHC George Bakopoulos Project Director, LAHC Padraig Scollard – Keylan Consulting Michael Woodland – Keylan Consulting Damien Madell – MW Architects Peter McGregor – MW Architects
PANEL CHAIR	Abigail Goldberg
COUNCIL OFFICER	Michael Lawani, Shona Porter, Olivia Yana, Maria Dsouza and Sarah Hussein

ISSUES LIST

- Introductions.
- Applicant summary:
 - Applicant is NSW Land and Housing Corporation. Pre-lodgement meeting held with the applicant on 20/07/21.
 - Simple building form with articulated street façade. The proposed building is fully compliant with the Cumberland LEP 2021 15m height limit.
 - Building form considers overshadowing to southern adjoining residential properties through increased setbacks, in addition to privacy of surrounding developments.
 - Screen planting to side and rear boundaries. The proposed deep soil planting is 31.6% of the site area. Safety by Design principles applied with communal open space to the north and rear with endemic landscape planting.
 - Passive surveillance to Patricia Street.
- Council summary:
 - Council generally supportive of the proposal, however seeking further clarification and details on non-compliances.
- Public exhibition is underway. No submissions have been received to date.
- Council is yet to undertake its full application assessment, so this record is not a final list of the issues they will need to consider in order to draft their recommendation.
- The application is yet to be considered by the Sydney Central City Planning Panel and therefore future comment will not be limited to the detail contained within.

KEY ISSUES IDENTIFIED FOR CONSIDERATION

- Clarification of solar panels proposed on the roof area which are not referred to in the accompanying SEE, however shown on architectural plans.
- Details of the extent of encroachment from the proposed development to the existing mature trees adjoining the side and rear boundaries. Root mapping is required to be submitted as part of the arborist report recommendation and further information on retaining walls.
- New Cumberland DCP is in force and has increased adaptable units to 20%. The proposal is deficient by 2 adaptable units and 2 accessible parking spaces.
- Redesign of the basement parking layout as the proposed parking space no. 14 swept path and manoeuvring is unacceptable.
- ADG non-compliances for building separation (rear and side), size of ground floor POS, visual privacy, solar access, and overshadowing.

REFERRALS REQUIREDInternal

- Development Engineer
- Tree Management
- Waste Management (outstanding)
- Environmental Health (outstanding)

External

- NSW Police (outstanding)
- Endeavor Energy

RFI SUBMISSION DATE – Council is to advise the Planning Panels Secretariat within 7 days of an RFI being issued to the Applicant.

TENTATIVE PANEL BRIEFING DATE – 3 February 2022

TENTATIVE PANEL DETERMINATION DATE – 24 February 2022