

## Applicant Briefing Sydney Central City Planning Panel

<b>PANEL REFERENCE, DA NUMBER &amp; ADDRESS</b>	PPSSECC-335 – City of Parramatta - DA/56/2022 – 18-22 Sophie Street Telopea
<b>APPLICANT / OWNER</b>	Deborah Gilbert on behalf of NSW Land and Housing Corporation
<b>APPLICATION TYPE</b>	CIV > \$5M – Council Interest
<b>REGIONALLY SIGNIFICANT CRITERIA</b>	State Environmental Planning Policy (State and Regional Development) 2011, Schedule 7, Clause 4
<b>KEY SEPP/LEP</b>	State Environmental Planning Policy No. 65 – Design Quality of Residential Apartment Development State Environmental Planning Policy No. 55 – Remediation of Land State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004 State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017 Parramatta Local Environmental Plan 2011 Draft Parramatta Local Environmental Plan 2020
<b>CIV</b>	\$58,941,662.00 (excluding GST)
<b>MEETING DATE</b>	10 February 2022

### ATTENDEES

<b>APPLICANT</b>	Richard Wood – Director Delivery North, LAHC Gilead Chen – Development Manager, Delivery North, LAHC Ambrose Marquart – A/Director Portfolio Services, LAHC Carolyn Howell – Executive Planner, Portfolio Services, LAHC Deborah Gilbert – A/Principal Planner, Portfolio Services, LAHC Jon Pizey – Group Design Partner, DEM Architects Edmond Tang – Architect, DEM Architects Meng Ng – Architect, DEM Architects
<b>PANEL CHAIR</b>	Roberta Ryan Note: Abigail Goldberg declared a conflict
<b>COUNCIL OFFICER</b>	Alicia Hunter, Senior Assessment Officer
<b>PLANNING PANELS SECRETARIAT</b>	George Dojas, Alexandra Hafner

## **ITEMS DISCUSSED**

- Introductions
- Applicant summary:
  - The proposal seeks consent for the demolition, tree removal and construction of a residential flat building containing 21 x (7 x 1 bedroom and 14 x 2-bedroom units) with basement level parking. 100% of the proposed units are allocated as social housing.
  - The site is currently occupied by 3 existing dwellings, zoned R4 High Density Residential with a maximum building height of 11m. There is a substantial cross fall of approximately 10m.
  - The site is located within the Telopea Urban Renewal Project and forms part of LAHC's target of +110 new dwellings within 5 years to 2026.
  - Vehicle access and egress will be via Sophie Street with separate vehicular and pedestrian access to minimise conflicts. Direct sight lines to be provided to the front door from Sophie Street with maintaining as much of existing vegetation as possible.
  - 62% of the dwellings will be naturally cross ventilated.
  - Application to be considered by Council's Design Excellence Advisory Panel on 28 April 2022.
- Public exhibition is underway.
- 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**

- Further clarification of landscaping treatment of onsite detention basin