

Applicant Briefing Sydney Central City Planning Panel

PANEL REFERENCE, DA NUMBER & ADDRESS	PPSSECC-335 – City of Parramatta - DA/56/2022 – 18-22 Sophie Street Telopea
APPLICANT / OWNER	Deborah Gilbert on behalf of NSW Land and Housing Corporation
APPLICATION TYPE	CIV > \$5M – Council Interest
REGIONALLY SIGNIFICANT CRITERIA	State Environmental Planning Policy (State and Regional Development) 2011, Schedule 7, Clause 4
KEY SEPP/LEP	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
CIV	\$58,941,662.00 (excluding GST)
MEETING DATE	10 February 2022

ATTENDEES

APPLICANT	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
PANEL CHAIR	Roberta Ryan Note: Abigail Goldberg declared a conflict
COUNCIL OFFICER	Alicia Hunter, Senior Assessment Officer
PLANNING PANELS SECRETARIAT	George Dojas, Alexandra Hafner

DA LODGED: 13 January 2022

TENTATIVE PANEL BRIEFING DATE: JUNE 2022

TENTATIVE PANEL DETERMINATION DATE: JULY 2022

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

- Onsite detention location