



CUMBERLAND
CITY COUNCIL

OA2025/0012

22 August 2025

Department of Planning, Housing and Infrastructure
4 Parramatta Square, 12 Darcy Street
Parramatta NSW 2150

Dear Ms Turner,

Subject: SEARS comments (SSD-90919209)
Application No: OA2025/0012
Property: 5 Olympic Drive & 16-24 Childs Street Lidcombe

Reference is made to the Department of Planning, Housing and Infrastructure referral received on the 14th of August 2025 inviting Council's comments for the proposed development.

Council requests that the applicant address the following matters for any future application and Environmental Impact Statement (EIS).

Cumberland Local Environmental Plan 2021 (CLEP 2021)

1. The proposal is in close proximity to Wyatt Park which is identified as a local heritage item (I175) pursuant to Schedule 5, Part 1 of the Cumberland Local Environmental Plan 2021.

Item Name: Wyatt Park Sporting Complex, stand of *Eucalyptus microcorys* and associated landscape.

Address: Main entrance at Church Street Park, bounded by Olympic Drive and Boorea Street, Percy Street and Church Street.

Consideration needs to be given to the proposed building height to ensure the building will not result in any overshadowing onto Wyatt Park, due to the heritage listing of the park.

The proposed 90 metre building height along Olympic Drive is not supported and consideration should be given to a building height dictated by bulk and scale that will result in no overshadowing on Wyatt Park, due to the heritage listing of the park.

The EIS should address solar access and the heritage impacts of the development to Wyatt Park and the following plans and reports shall accompany any application:

- Detailed shadow analysis plans.
 - Heritage Impact Statement.
2. The scoping report also identifies a proposed land use zone change from an R4-High Density Residential to a MU1 -Mixed Use zone. The applicant states that whilst shop-top housing is

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permitted in the R4 zoning, the MU1-Mixed Use zone is to “safeguard” the site from future changes in market conditions.

The proposed MU1 zone is not supported by Council. The applicant is encouraged to explore the use of ‘Additional Permitted Uses’ (APU) under Schedule 1 of the CLEP 2021 to deliver flexibility in the land use while maintaining the current zoning.

3. The subject site is identified as a flood control lot. The applicant shall obtain a flood advice letter from Council. Any future development shall comply with the Council's Flood advice letter and Council's Flood Risk Management Policy (CFRMP). Supporting documents shall be prepared by a suitably qualified and practising engineer with experience in flood risk management in order to ensure that the development complies with the controls for flood risk precinct nominated in the Appendix (pages 6-7) of the CFRMP.

The EIS will need to address Clause 5.2.1 of the CLEP 2021 relating to ‘Flood planning’.

4. The subject site is identified as being within a Class 5 Acid sulfate soils (A.S.S) and also in close proximity to a Class 2 A.S.S. An acid sulfate soils management plan may be required for any development as per Clause 6.1 of the CLEP 2021.

Cumberland Development Control Plan 2021 (CDCP 2021)

5. The proposal shall also address the following parts of the Cumberland DCP, as relevant to the proposal:
 - a. Part A - Introduction and General Controls.
 - b. Part B - Development in Residential Zones.
 - c. Part C - Development in Business Zones.
 - d. Part E - Other Land Use Based Development Controls.
 - e. Part G - Miscellaneous Development Controls.

General Comments:

6. The Housing Delivery Authority – Record of Briefing dated 2nd of June 2025 states that the applicant is encouraged to continue to speak with Council on any public benefit offering. The applicant is encouraged to consider possible improvements at Wyatt Park and Chadwick Reserve, including a proposed pedestrian/cycle overbridge. The applicant should contact Council to discuss these improvements between the Park and Reserve prior to the lodgement of the EIS.
7. The subject site/s is located approximately 160 metres from the edge of Lidcombe Town Centre. An Economic Impact Assessment should be undertaken and submitted with any application. This should also include an analysis of any adverse economic impacts the development may have on the Lidcombe Town Centre.
8. Traffic and transport impact assessment report shall be submitted. This should include, but not limited to, transport impacts on surrounding transport networks, queuing, parking, traffic generation, entry and exit.

The following intersection analyses as a minimum shall also be incorporated in the report:

- Childs Street/Church Street,
- Childs Street / John Street,
- John Street / Keating Street,
- John Street/Ann Street, and
- John Street/Doodson Avenue.

9. Any future application and consent issued will be subject to s.7.11 contributions as per Council's 'Cumberland Local Infrastructure Contributions Plan'.
10. Council's Records indicate the addresses as 5 Olympic Drive and 16, 18, 20, 22 and 24 Childs Street Lidcombe. Any future application shall verify the street address.

Should you have any further enquiries please do not hesitate to contact Haroula Michael on 8757 9403 in relation to this matter.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'H. Pearman', with a stylized flourish at the end.

Harley Pearman

Acting Coordinator Major Development Assessment

26 August 2025

TfNSW Reference: SYD25/01022/01
DPHI Reference: SSD-90919209



Ms Kiersten Fishburn
Secretary
Department of Planning, Housing, and Infrastructure
Locked Bag 5022
Parramatta NSW 2124

Attention: Rosie Turner

**REQUEST FOR SECRETARY'S ENVIRONMENTAL ASSESSMENT REQUIREMENTS (SEARS)
MIXED-USE DEVELOPMENT
5 OLYMPIC DRIVE & 14-24 CHILDS STREET, LIDCOMBE**

Dear Ms Fishburn,

Thank you for providing Transport for NSW (**TfNSW**) an opportunity to provide input to draft Secretary's Environmental Assessment Requirements (**SEARs**) for a proposed mixed-use development at 5 Olympic Drive and 14-24 Childs Street, Lidcombe.

TfNSW has reviewed the Scoping Report (prepared by Principle Planning + Urban Design on 14 August 2025) and provides assessment requirements and comments in **TAB A** for the consideration of the Department of Planning, Housing and Infrastructure (**DPHI**).

Should you have any questions regarding the above matter, please contact Annelly Ketheson, Land Use Planner, on phone 9983 2731 or via email at development.sydney@transport.nsw.gov.au.

Yours sincerely,

A handwritten signature in black ink, appearing to read "B. Pegg".

Brendan Pegg
Senior Manager Land Use Assessment Central and Western
Transport Planning
Planning, Integration and Passenger Division

TAB A - TfNSW suggested requirements and comments

1. **Transport Impact Assessment (TIA):** A TIA shall be prepared in accordance with the *Guide to Transport Impact Assessment (GTIA)*. GTIA replaces the Guide to Traffic Generating Developments and can be found at this [link](#). The TIA will enable TfNSW to understand the impacts the development may have on the state classified road network that it manages, as well as the impacts from local road connections with the state classified road network because of increased vehicular, bus and pedestrian/active transport movements. The TIA must include, but not be limited to, the following:
 - Details of all traffic types and volumes likely to be generated during construction and operation. Traffic flows are to be shown diagrammatically to a level of detail sufficient for easy interpretation.
 - An assessment of the predicted impacts of development traffic on road safety and the capacity of the road network, including consideration of cumulative impacts of nearby approved developments at key intersections on Olympic Drive using SIDRA or similar traffic model (further details at point 2 below).
 - Identification of the necessary road network infrastructure upgrades (e.g. signage, pedestrian facilities, intersection upgrades, etc.) on Olympic Drive that are required to mitigate the development impact on the classified road network, in terms of safety and efficiency for both vehicles and pedestrians. Any proposed intersection upgrades on Olympic Drive should consider the broader growth planned for the Lidcombe Precinct and opportunities for rationalising access to/from Olympic Drive particularly improving the safety. Any required/proposed road network infrastructure upgrades/mitigation measures along Olympic Drive should be developed in consultation with TfNSW.
 - A review of the crash data along the identified transport route/s and key nearby intersections for the most recent 5-year reporting period and an assessment of the safety implications of the proposed development and required mitigation measures.
 - Plans demonstrating how all vehicles likely to be generated during construction and operation and awaiting loading, unloading, or servicing can be accommodated on the site to avoid queuing in the street network.
 - Details of the site access and pedestrian network and parking provision associated with the proposed development, in accordance with the relevant Australian Standards, Austroads Guide and Council's Development Control Plan (DCP).
 - Details of travel demand management measures to minimise the development impact on general traffic and bus operations, including details of a location-specific sustainable travel plan (Green Travel Plan and/or specific Workplace Travel Plan) and the provision of facilities to increase the non-car mode share for travel to and from the site.
 - Details of the adequacy of existing public transport or any future public transport infrastructure within the vicinity of the site, pedestrian and bicycle networks and associated infrastructure to meet the likely future demand for the proposed development; and
 - Measures to integrate the development with the existing/future public transport network.
2. **Traffic Modelling:** Detailed traffic modelling (e.g. SIDRA) will be required to document the impact of the proposed development on the existing and proposed road network with an existing base and a +10-year background traffic growth scenarios, with and without the proposed development, for weekday AM, PM and weekend peak periods.

At a minimum, the traffic modelling should include the following intersections:

- Olympic Drive / Childs Street
- Olympic Drive / Church Street
- Child Street / John Street
- Church Street / John Street

Modelling undertaken must include, but not be limited to, the following:

- Be based on current traffic counts.
- Ensure the base model is calibrated with on-site observations (e.g. queue lengths, delays). Details on the calibration undertaken must be provided.
- Details of any default settings that have been changed, along with supporting justification for each change; and
- Ensure the electronic copies of all modelling files are provided to TfNSW for review.

SCATS data for signalised intersections can be requested via SCATS.Traffic.Signal.Data@transport.nsw.gov.au.

3. **Rezoning:** TfNSW notes that this State Significant Development Application (SSDA) is subject to a concurrent Planning Proposal to rezone the site to MU1 Mixed Use, thereby enabling the intended mixed-use outcome and associated uplift in height and floor space ratio. Details of the proposed Local Environmental Plan (LEP) amendments to facilitate this development should be provided as part of the Planning Proposal documentation and early consultation with TfNSW is encouraged in the process.

19 August 2025

ATT: Rosie Turner
Planning Officer
Department of Planning and Environment



24-28 Campbell St
Sydney NSW 2000
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ausgrid.com.au

Dear Lachlan,

In reference to Mixed use development - 5 Olympic Drive Lidcombe (SSD_90919209).

Ausgrid would like to thank you for seeking input and feedback regarding the advice for SEAR's.

Ausgrid recommends the addition of the following to the SEARS under Utilities:

In consultation with relevant agencies prepare a services and utilities impact assessment which:

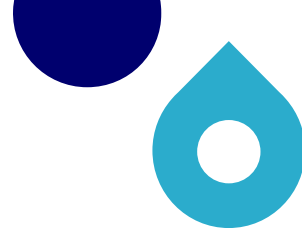
- assesses the capacity of existing services and utilities and identify any upgrades required to facilitate the development.
- assesses the impact of the proposal on existing utility infrastructure and service provider assets and describes how any potential impacts would be managed.

Please do not hesitate to contact me for further information.

Regards,

A handwritten signature in black ink, appearing to read "Jim Danks".

Jim Danks - Project Officer - Asset Protection
jdanks@ausgrid.com.au
0457 803 587



26 August 2025

Our reference: N/A

Rosie Turner

Department of Planning, Housing and Infrastructure
rosie.turner@dpie.nsw.gov.au

RE: Sydney Water input to SEARs for SSD-90919209 at 5 Olympic Drive and 14-24 Childs Street, Lidcombe (HDA Pathway)

Thank you for seeking Sydney Water's input on the Secretary's Environmental Assessment Requirements for the development proposal and concurrent rezoning at 5 Olympic Drive and 14-24 Childs Street, Lidcombe. The SSDA and planning proposal will seek consent for the following.

- Construction of a part-eight storey, part-thirty storey mixed-use development, containing up to 370 dwellings and ground floor retail/commercial space.
- The following amendments to the Cumberland Local Environmental Plan 2021:
 - Rezoning of the site from R4 High Density Residential to MU1 Mixed Use
 - Amending the site's floor space ratio (FSR) from 1.7:1 and 2:1 to 6:1
 - Increasing the site's height limit from 18 metres to up to 90 metres

The proposed development has been designated a State Significant Development through the Housing Delivery Authority pipeline. Sydney Water requests that the Department of Planning, Housing and Infrastructure (the Department) include the following Secretary's Environmental Assessment Requirements relating to the provision of water-related services for the subject site:

Water-related Infrastructure Requirements

1. The proponent of the development should determine service demands following servicing investigations and demonstrate that satisfactory arrangements for drinking water, wastewater, and recycled water (where required) services have been made.
2. The proponent must obtain endorsement and/or approval from Sydney Water to ensure that the proposed development does not adversely impact on any existing water, wastewater or stormwater main, or other Sydney Water asset, including any easement or property. To do this, it is required that the proponent register a direct **Feasibility** enquiry with Sydney Water as soon as possible via an approved [Water Servicing Coordinator](#) (WSC) to ascertain servicing needs and to ensure the proposed development is considered in any potential planning, land requirements, existing or future easements that we might be undertaking or investigating.
3. When determining landscaping options, the proponent should take into account that certain tree species can cause cracking or blockage of Sydney Water pipes and therefore should be avoided.
4. The proponent should consider taking measures to minimise or eliminate potential flooding, degradation of water quality, and avoid adverse impacts on any heritage items, and create pipeline easements where required.
5. Strict requirements for the protection of Sydney Water's stormwater assets may apply to this site. The proponent should ensure that satisfactory steps/measures been taken to protect existing stormwater assets, such as avoiding building over and/or adjacent to stormwater assets and building bridges over stormwater

Sydney Water Corporation ABN 49 776 225 038

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Telephone 13 20 92 sydneywater.com.au



Integrated Water Cycle Management (IWCM)

6. The proponent should outline any sustainability initiatives that will minimise/reduce the demand for drinking water, including any alternative water supply and end uses of drinking and non-drinking water that may be proposed, and demonstrate water sensitive urban design (principles are used), and any water conservation measures that are likely to be proposed. This will allow Sydney Water to determine the impact of the proposed development on our existing services and required system capacity to service the development.
7. It is required that the proponent engages directly with Sydney Water via the Feasibility process and discuss IWCM opportunities.

Growth information

Sydney Water supports government-backed growth initiatives within our area of operations, striving to provide timely and cost-effective water and wastewater infrastructure without undue impacts. To offer robust servicing advice and investigate staged servicing possibilities, we require **anticipated ultimate and annual growth data** for this development as outlined in the enclosed Growth Data Form.

A **Feasibility application** will enable a comprehensive servicing review ensuring the proposed development is considered in any potential planning that we might be undertaking. Failure to provide this information may impede proper planning requirements for the proposed development and for the broader area. The completed growth form should be submitted by the proponent to Sydney Water as part of the Feasibility application via a Water Servicing Coordinator (WSC), citing this referral response and our reference number.

Next steps

- Given the scale and complexity of the proposed development, further investigations may be required to determine the servicing requirements for this site. It is recommended that a Water Servicing Coordinator is engaged as soon as possible, and a **Feasibility** application is submitted with Sydney Water **prior to the preparation of the EIS**.
- The proponent should complete and return the enclosed Growth Data Form as part of their Feasibility application submission. The Growth Data Form should be updated promptly with Sydney Water in case of changes.
- The Department is advised to forward the enclosed *Sydney Water Development Application Information Sheet (for proponent)* to assist the proponent in progressing their development. This Info Sheet contains details on how to make further applications to Sydney Water and provides more information on Infrastructure Contributions.

If the proponent has any questions, they should contact their Sydney Water case manager once a Feasibility is lodged. Should the Department require further information, please contact Fiona Feng from the Growth Analytics Team at urbangrowth@sydneywater.com.au.

Yours sincerely,

Growth Analytics Team

Growth and Development, Water and Environment Services
Sydney Water, 1 Smith Street, Parramatta NSW 2150

Enclosed:

- Sydney Water Development Application Information Sheet (for proponent)
- Sydney Water Growth Data Form



Sydney Water Development Application Information Sheet for Proponent

Sydney Water has provided advice to the Department/Council on your proposed development. Further steps are required before Sydney Water connections and final approvals can be granted. Without relevant Sydney Water approval, your Subdivision Certificate, Occupation Certificate or Construction Certificate, may not be issued. Please read the information below to assist with your development. Further information can also be found on our website (sydneywater.com.au).

Building Plan Approval

Why have I been advised a Building Plan Approval is required?

Demolition, excavation, construction or modification to existing buildings and structures all have the potential to damage or limit access to our water, wastewater or stormwater services. That's why we need to review and approve your building plans before you start any work. In many cases, you need a Building Plan Approval before council can allow you to start demolishing or constructing.

How do I apply for a Building Plan Approval?

The approved plans must be submitted to the Sydney Water [Tap in®](#) online service to determine whether the development will affect any Sydney Water wastewater, water, stormwater mains and/or easement, and if further requirements need to be met.

Sydney Water recommends you apply for Building Plan approval early as in some instances a detailed engineering assessment would be required when building over or near our critical assets. This can be a lengthy process and may also impact development designs.

You will be required to pay Sydney Water for the costs associated with any detailed review.

Section 73 Compliance Certificate

Why have I been advised a Section 73 application is required?

If you are developing or subdividing land and needing water or wastewater, you may need to apply for a Section 73 Compliance Certificate before council can issue an Occupation or Subdivision Certificate.

If we have noted a requirement for a Section 73 Compliance Certificate in our advice to Council, one must be obtained from Sydney Water under the *Sydney Water Act 1994*. These include secondary homes or granny flats in an area with Priority Sewerage Scheme or with a GFA greater than 60 m².

How do I apply for a Section 73 Compliance Certificate?

You can choose to use a water servicing coordinator for works of any size. If you only have minor works, you can apply directly through Sydney Water Developer Direct.

We suggest you lodge an early application for the certificate, as there may be additional connections or pipes to be built or additional steps to protect our existing assets. This can also impact other services, buildings, driveways, or landscape designs.

Feasibility

Why have I been advised to carry out a Feasibility enquiry?

If the development presents potentially large water servicing demands on drinking water, wastewater, recycled water and stormwater where applicable or asset impacts are anticipated, further investigation may be required to determine the servicing requirements for the site.

It is recommended that a Water Servicing Coordinator is engaged to also ensure early discussion on your proposed development so it is considered in any potential planning that we might be undertaking. We advise you do this as soon as possible to prevent potential delays to your development approvals or servicing.

How do I apply for a Feasibility?

To apply for a Feasibility, you will need to contact a Water Servicing Coordinator. Tell them you have been advised to lodge a Feasibility as part of your development application.

Growth Data Form

Why do I need to complete a Growth Data Form as part of the Feasibility application?

If you have been requested to provide growth data, it is likely your planning proposal may lead to development with significant servicing needs, especially or in areas not previously identified for substantial growth.

To ensure thorough servicing advice and explore staged servicing options, we need anticipated growth data and **indicative** development staging, including yield per stage, as specified in the Growth Data Form in Appendix 1 of this information sheet.

Infrastructure Contributions

What are infrastructure contributions?

Infrastructure contributions are a payment towards the cost of infrastructure needed to provide water-related services to new developments. The contributions are set to be reintroduced by Sydney Water from 1 July 2024 followed a decision by the NSW Government.

Please note existing charges still apply for the recycled water schemes provided by Sydney Water.

How do infrastructure contributions impact me?

Infrastructure contributions for drinking water and wastewater will be payable for all developments that require a Section 73 Compliance Certificate to be issued from 1 July 2024 onwards. The contributions will be gradually reintroduced such that they will be capped at 25 percent in 2024-25 and 50 percent in 2025-26, with full contributions payable from 1 July 2026 onwards, in line with a transition plan approved by the NSW Government.

You can find more information on the reintroduction of drinking water and wastewater contributions at [Infrastructure contributions | Sydney Water Talk](#).

I am building in the Western Sydney Aerotropolis Precincts. How does this impact me?

The NSW Government has appointed Sydney Water as the Regional Stormwater Authority in the initial Western Sydney Aerotropolis precincts, including the Mamre Road Precinct.

If you are building in the Aerotropolis Initial Precincts, you will be required to pay infrastructure contributions towards Sydney Water's stormwater and recycled water servicing. The estimated amount of contributions for stormwater and recycled water servicing will be provided at the Notice of Requirements issued during the Section 73 application.

You can find more information on Mamre Road and Aerotropolis Infrastructure Contributions at [Mamre Road and Aerotropolis development](#).

Water Servicing Coordinator

What is a Water Servicing Coordinator?

Water Servicing Coordinators are accredited providers who can manage your Sydney Water applications for you.

They can design new pipes, manage applications for Section 73 Compliance Certificates and Feasibilities, applications for approval to move or extend our pipes, design and construction of new pipes, and applications for approval to build over or next to assets.

All Water Servicing Coordinators have designer accreditation and can provide design services.

How do I find a Water Servicing Coordinator?

Please follow this link to find a list of Water Servicing Coordinators: [Water servicing coordinators](#)

Quick Links

[Building plan approvals](#)

[Section 73 Compliance Certificates](#)

[Steps for first time developers](#)

[Water servicing coordinators](#)

[Infrastructure contributions | Sydney Water Talk](#)

[Managing trade wastewater](#)

[Growth Servicing Plan](#)

[Mamre Road and Aerotropolis development](#)

Trade wastewater for business customers

I am a business customer and my development may generate commercial or industrial trade wastewater. What do I do?

If your development is going to generate trade wastewater, you must have written approval to connect your business to our network, and properly install and maintain appropriate treatment equipment before any business activities can commence. It is illegal to discharge trade wastewater into the Sydney Water sewerage system without permission.

How to apply for approval to discharge?

Complete an application for connection to discharge trade wastewater at Sydney Water [Tap in®](#) or contact businesscustomers@sydneywater.com.au for further information.

Appendix 1. Example of growth data form

The following is an example of the level of intel that we require to assess the potential staging and phasing of asset upgrades. We acknowledge that this information is an indication only and is provided as a guide to assist SW to provide more nuanced feasibility or servicing advice. We note that timescales are often subject to developer intent/demand and approval timescales. Sydney Water uses the information at its own risk.

Anticipated growth timescales													
Project name:	Address:		Sydney Water Ref. Number and DA Ref Number:										
Development Type	Ultimate growth (additional)	Total # stages	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Continue as required
Example (dwelling multi)	2050	5	0	0	350	350	500	500	350	0	0	0	
Example (job number)	1600	6	0	200	200	300	300	300	300	0	0	0	
Dwellings (single)													
Dwellings (multi)													
Jobs (number)													
Jobs (GFA)													