

Record of kick-off Briefing Meeting

PANEL REFERENCE, DA NUMBER & ADDRESS	PPSSCC-283 – Cumberland - DA2021/0435 – 80 Betty Cuthbert Drive, Lidcombe
APPLICANT / OWNER	Ben Prior on behalf of Multiple Sclerosis Limited (MSL) / Property Development NSW
APPLICATION TYPE	Development application with CIV > \$5M - Private infrastructure and community facilities
REGIONALLY SIGNIFICANT CRITERIA	CIV>\$5M – Private infrastructure and community facilities
KEY SEPP/LEP	State Environmental Planning Policy No. 55 – Remediation of Land State Regional Environmental Plan (Sydney Harbour Catchment) (SREP (Sydney Harbour)) 2005 State Environmental Planning Policy No. 64 – Advertising and Signage (SEPP 64) State Environmental Planning Policy (Infrastructure) 2007 State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017 Auburn Local Environmental Plan 2010
CIV	\$34,908,000 (excluding GST)
SCHEDULED MEETING DATE	14 September 2021

REQUIRED ATTENDEES

APPLICANT	Ben Prior, Accuraco Alister Lindsay, Accuraco John Blewonski, CEO MSL Jon Pizey, DEM Simon Smith, SJB Planning
PANEL CHAIR	Abigail Goldberg
COUNCIL	Jai Shankar, Executive Manager, Development and Building Michael Lawani, Coordinator Major Development Assessment Harley Pearman, Senior Development Assessment Officer

	Esra Calim, Coordinator Development and Building Systems Rashika Rani, Development and Building Systems Support Officer Sarah Hussain, Administration Officer - Development & Building
CASE MANAGER	George Dojas

OTHER ATTENDEES

RSDA Team	Angela Kenna
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ISSUES DISCUSSED

- The Chair noted that the application was in the preliminary stage of assessment. As such:
 - Public exhibition is yet to occur. Council is yet to undertake a complete assessment of the application; the application is yet to be considered by the Sydney Central Planning Panel and therefore is not limited to the detail contained herein.
- Existing facility is over 30 years old. This proposal is to update, modernise and replace the existing facility
- No change in zoning is required as DA as the existing zoning is SP2, which is suitable for the proposal.
- The proposal is located adjacent to a low density residential area, within a precinct that is undergoing redevelopment and will include educational as well as residential uses.
- Vehicle and pedestrian access is proposed to be via Betty Cuthbert Drive
- Traffic report indicates minor addition to existing traffic
- Contamination report noted. GeoEnviro undertook detailed phase 2 investigation in April 2020. Detailed contamination reports for the site are imminent.
- Arborist report indicates that 21 trees are to be removed. Where possible trees have been retained. Replacement trees are proposed
- BCA report indicated non compliances which the applicant is reviewing
- Community consultation from applicant – May 2020 through DPIE for site wide proposal; fact sheet sent to 250 neighbouring properties with positive response. August 2021 applicant undertook community consultation to 1,050 properties specifically related to this proposal. Positive feedback was received
- No FSR or height non-compliances as neither matter is specified for this site
- Council advises that the DA presents well to the site, and at this stage appears mostly complaint noting that a number of matters are still to be addressed which will be outlined in a RFI. This RFI will be sent to the applicant once internal engineering comments have been received.
- Privacy issues to the south from the south facing windows and balconies are under consideration
- Landowner is Minister for Public Works and the DA is accordingly a Crown DA
- Simon Smith mentioned that there are no amended plans, just an updated planning proposal.

KEY ISSUES FOR COUNCIL TO CONSIDER

- 1. REQUESTS FOR INFORMATION**
- 2. REFERRALS REQUIRED**
- 3. KEY ISSUES FOR PUBLIC EXHIBITION**
- 4. OTHER**

RFI SUBMISSION DATE:

Council aim to send out RFI by 22 September 2021 and applicant to respond within 21 days

TENTATIVE PANEL BRIEFING DATE:

14 October 2021

TENTATIVE PANEL DETERMINATION DATE:

11 November 2021