

BRIEFING DETAILS

BRIEFING/DATE/TIME	14 October 2021 4.00pm to 4.18pm
LOCATION	Teleconference

BRIEFING MATTER

PPSSCC-283 – Cumberland – DA2021/0435, 80 Betty Cuthbert Drive, Lidcombe, Lot 74 in DP 1141724 being 80 Betty Cuthbert Drive Lidcombe, Construction of a part one (1), part two (2) and part three (3) storey multiple sclerosis (MS) wellbeing centre inclusive of 20 x 2 bedroom units for temporary accommodation, provision of car parking, new access driveways, drainage and stormwater detention works and tree removal.

PANEL MEMBERS

IN ATTENDANCE	Abigail Goldberg – Chair David Ryan Noni Ruker Eddy Sarkis Ned Attie
APOLOGIES	Nil
DECLARATIONS OF INTEREST	Nil

OTHER ATTENDEES

COUNCIL STAFF	Jai Shankar, Executive Manager Development and Building Michael Lawani, Coordinator Major Development Assessment Esra Calim, Coordinator Development and Building Systems Harley Pearman, Planner Sarah Hussein, Administration Officer Development and Building
OTHER	George Dojas – Planning Panel Secretariat Suzie Jattan – Planning Panel Secretariat

KEY ISSUES DISCUSSED:

- Statutory planning considerations have been adequately addressed.
- Council is satisfied with the proposal.
- Proposal has achieved a thoughtful, appropriate and attractive architectural response regarding materials and massing.
- The internal configuration is well designed and will provide quality non-institutionalised care experiences for people with MS in a comfortable, family friendly setting.

- The building could further address the site context, namely the residential side boundary (west), the open space (east) and residential streetscape (south). This may be achieved by consideration of lowering the building on, or closer to ground level to avoid elevated balconies and retaining walls.

If this is not possible, the Applicant could consider:

- Lowering carpark 3 such that it can be roofed and landscaped and integrated as open space for rooms.
 - Provide a landscape outlook for the waiting room, café/lounge, kitchen by providing a landscape setback between carpark 1 and the building.
 - Locating carpark 1 on ground.
 - Providing a landscape setting, public footpath and row of street trees along Betty Cuthbert Drive.
- The Panel noted that community concerns were raised regarding streetscape quality and height of buildings, and that 21 trees are to be removed. There is a potential for trees to be replaced along the street edge and to the rear of the development. This would assist in providing residents with visual relief from the busy road and an outlook to the eastern open space, while improving the view from the street into the property, and the streetscape.
 - It is understood that a masterplan is to be developed for the overall precinct.

The application is anticipated to be ready for determination in November 2021.