

Cumberland City Council
PO Box 42
Merrylands NSW 2160

Attn: Harley Pearman
Senior Development Planner

25 October 2021

Re: Response to Planning Panel Records of Briefing – 80 Betty Cuthbert Drive, Lidcombe
(DA2021/0435)

Dear Harley,

We refer to your email on 25 October 2021 in relation to the abovementioned Development Application. We understand that on 14 October 2021 Council briefed the Planning Panel in relation to the proposed development and as such has requested a response from Multiple Sclerosis (MS) in retaliation to the Planning Panel Records of Briefing.

We have reviewed the Records of Briefing and provide the following response:

1. *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*

Through the early stages of the design process, much thought and consideration was given to addressing the context of the site including the proximity of existing residential properties adjacent to the southern boundary.

As a facility designed primarily for people Living with Multiple Sclerosis it is a fundamental requirement that the Wellbeing Centre including all car parking has universal access. The RL established for the ground level of the building and car parking areas has been carefully established to ensure that access for all can be achieved within the site including pedestrian

connections to Betty Cuthbert Drive and surrounding landscape recreational areas adjacent to Joseph Street.

In response to the panels comment concerning Carpark 3, this area could be roofed creating the opportunity to provide deep terraces off the apartments with extensive landscape planters that will enhance the landscape screen planting along the southern boundary of the site adjacent to the existing residential. This design amendment would also improve the acoustic quality of the development. MS Lidcombe would consider this amendment and request that this change to the design be addressed as a Condition of Consent. (Refer to Fig 1a & 1b_

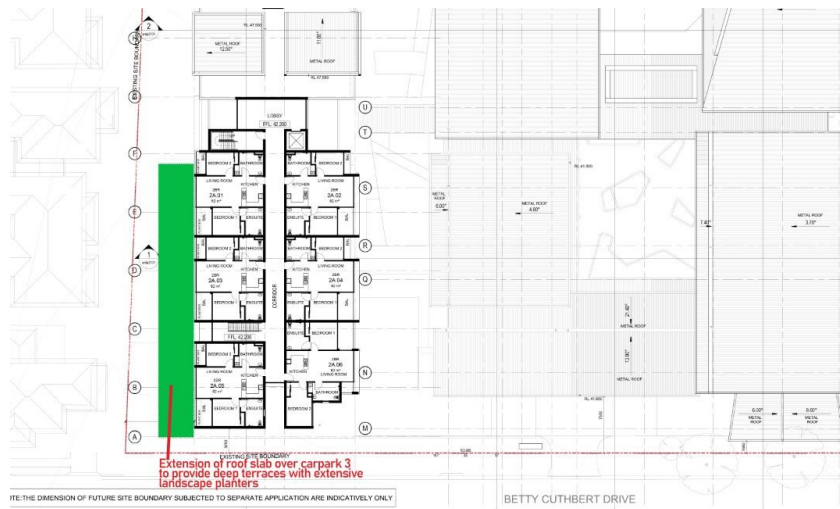


Fig 1a

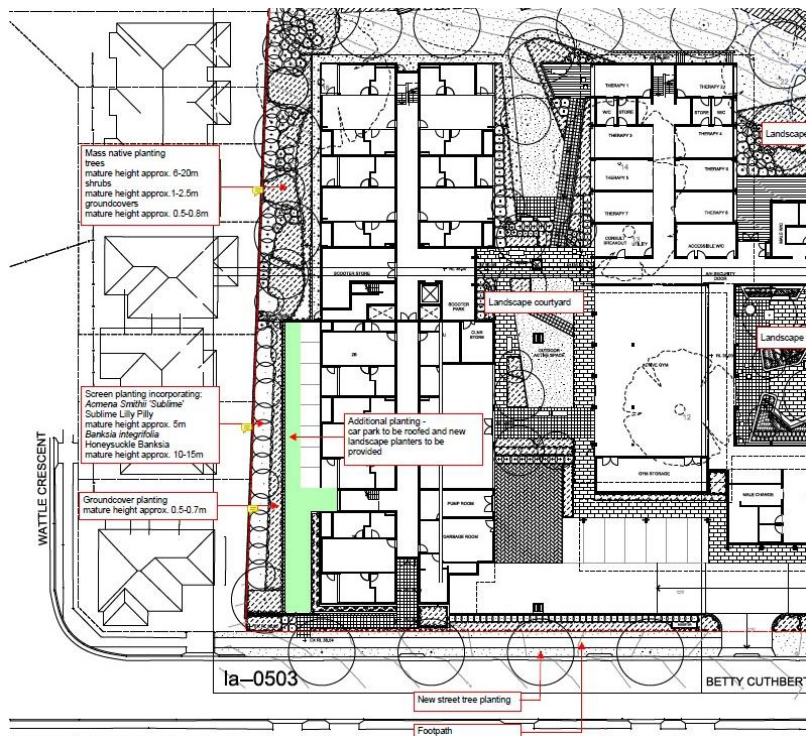


Fig 1b

The provision of landscape adjacent to the pickup waiting area could impact on the function of this facility. The waiting area is primarily designed for visitors waiting for transport pickup so it must be located adjacent to the main entry with direct site lines to drop off and pick up area kerb side and disable parking. The waiting area is designed to accommodate several visitors arriving and departing the centre at any one time which can involve numerous wheelchairs and other assistant equipment. Finally, it's important to note that the café and various lounge areas within the centre provide good landscape outlooks and are designed for visitors to sit and wait prior to medical treatments and activities. (Refer to fig 2a, 2b and 2c)

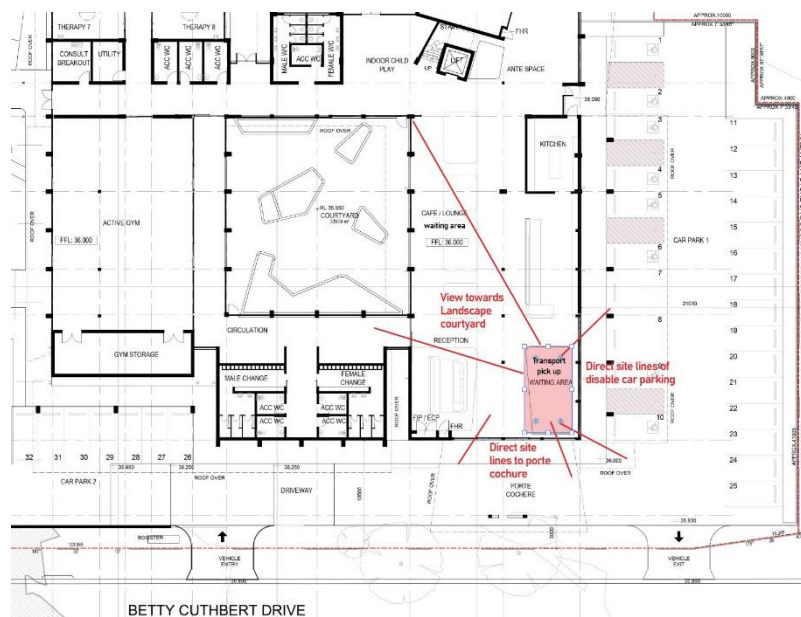


Fig 2a



Fig 2a. View from waiting area towards internal landscaped courtyard. Note the landscape has not been modelled in this view



Fig 2c. View from café and lounge area towards waiting area and reception.

The RL's established for carpark 1 and ground level of the Wellbeing Centre have been carefully established to ensure that access for all can be achieved between disabled and abled carparking and building entries. (Refer to Fig 3)



Fig 3

The RL's established for carpark 1 and ground level of the Wellbeing Centre have been carefully established to ensure that access for all can be achieved between disabled and abled carparking and building entries. (Refer to Fig 3)

- 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.

Although 21 trees are to be removed, tree replacement mitigation is compliant with Council requirements as outlined in Council’s Urban Tree Strategy 2020 and DCP.

Refer to the Landscape Plan Fig 4a

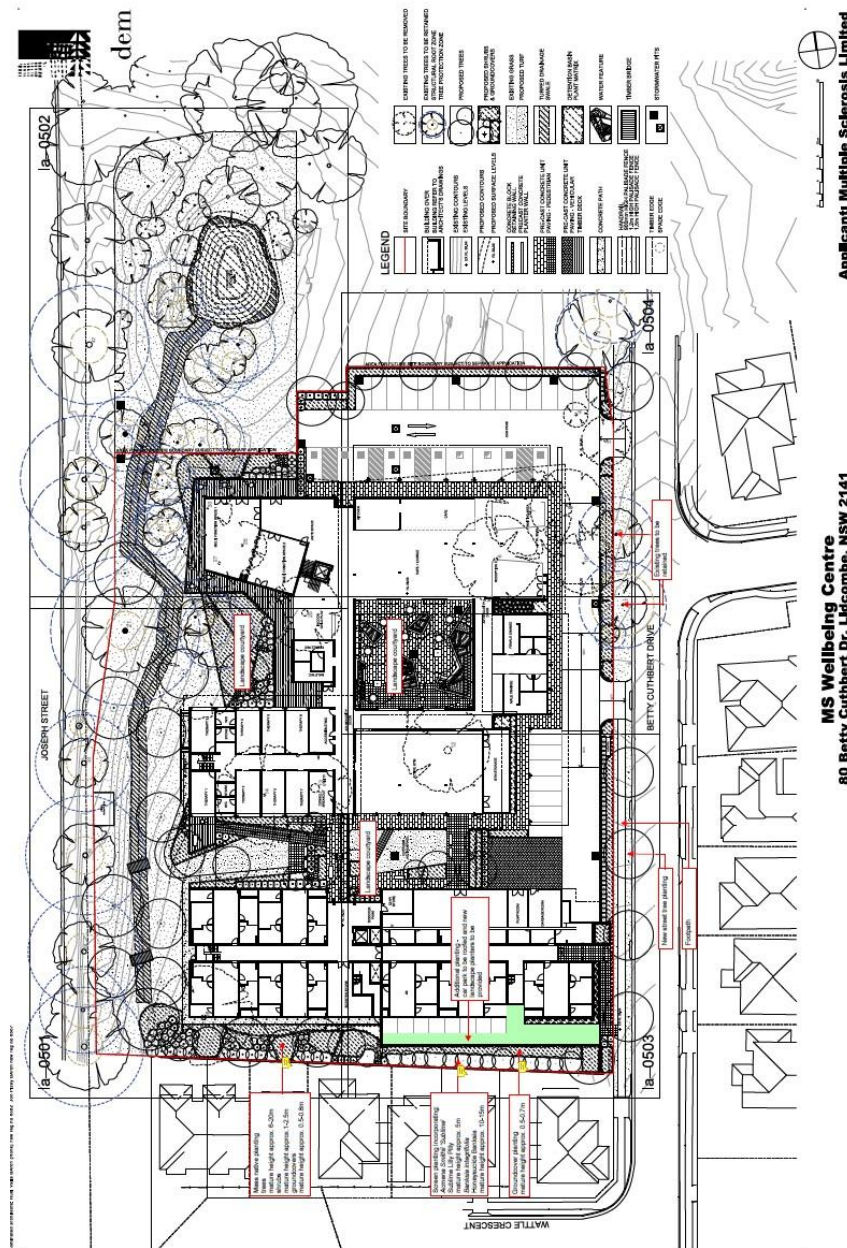


Fig 4a

Extensive screen planting has been proposed along the southern boundary adjacent to existing residential properties. This landscape screen will be enhanced with the introduction of the terraces to the ground level of the accommodation building. It should also be noted that the building setback exceeds the 6m setback requirement along this boundary. Refer to Fig 4b

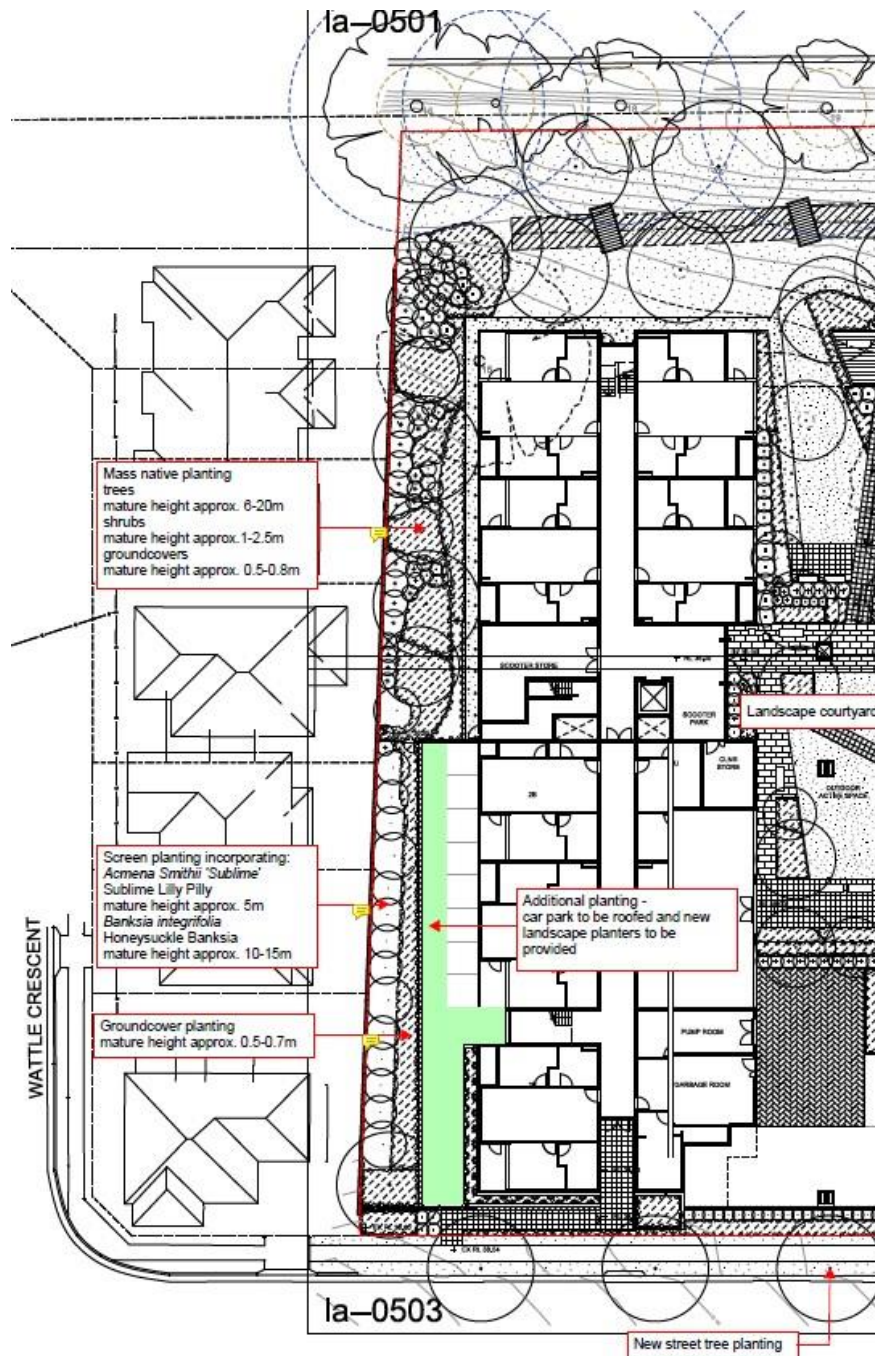


Fig 4b

A pedestrian footpath and street tree planting is proposed along Betty Cuthbert drive. In addition to street tree planting, low level planting is proposed between the site boundary to Betty Cuthbert Drive and the internal car park driveway. Refer to Fig 4c

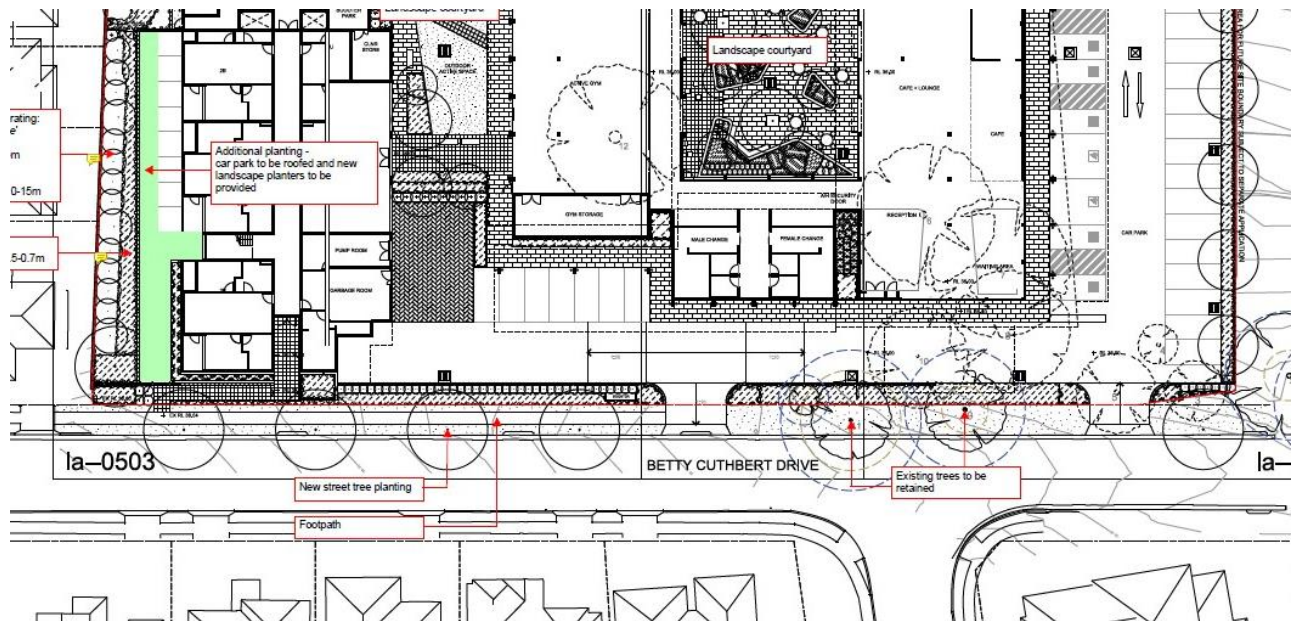


Fig 4c

3. It is understood that a masterplan is to be developed for the overall precinct.

The DA for the MS Lidcombe Wellbeing centre was prepared in liaison with DPIE and their consultants currently preparing the Planning Proposal for the remainder of the site. The DPIE masterplan urban design principles for the Planning Proposal have been adopted into the MS Lidcombe Wellbeing Centre Masterplan and urban design approach.

We trust that the additional information and amended documentation addresses the issues raised and is sufficient to enable you to complete your assessment and determination of the application.

Should you wish to discuss any of the above matters, please do not hesitate to contact me on 0411 969 530 or by email ben.prior@accuraco.com

Regards



Ben Prior
Project Manager



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.