

Record of Kick-Off Briefing Sydney Central City Planning Panel

PANEL REFERENCE, DA NUMBER & ADDRESS	PPSSCC-362 – Cumberland – DA2022/0253 – 1A Marsden Street, Lidcombe
APPLICANT / OWNER	The Planning Hub/Marque Eight Pty Limited
APPLICATION TYPE	Demolition of existing structures and construction of a mixed use development comprising of three (3) commercial tenancies, 84 co-living housing rooms, 100 residential units and three (3) levels of basement car parking pursuant to State Environmental Planning Policy (Housing) 2021
REGIONALLY SIGNIFICANT CRITERIA	Development that has a capital investment value of more than \$30 million
CIV	\$34,915,822.00 (excluding GST)
BRIEFING DATE	7 July 2022

ATTENDEES

APPLICANT	Lachlan Rogers, Mairead Hawes
PANEL CHAIR	Abigail Goldberg
COUNCIL OFFICER	Jai Shanker, Michael Lawani, Harley Pearman, Esra Calim
COUNCIL CONSULTANT PLANNER	Ali Hammoud, Plan Zone
CASE MANAGER	George Dojas
PLANNING PANELS SECRETARIAT	Sharon Edwards, Alexander Richard

ISSUES LIST

- Introductions
 - The Chair introduced the Kick-Off meeting process.
- Applicant summary
 - Introduced the proposal as mixed use development with residential and commercial, site is within the Lidcombe Town Centre, within the B4 zone near the Lidcombe Train Station.
 - When Cumberland LEP 2021 came into force there was a building height standard increase from 32m to 45m. The 14-storey height is in line with the updated planning standards.
 - Applicant queried the determination timeline, the Chair noted once Council have completed their assessment, the Panel aim to determine the application within two weeks.
- Council summary
 - 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 to draft their recommendation. Council advised that a preliminary review of LEP, DCP and ADG requirements had been undertaken.
 - Council noted GFA plans are not consistent with the engineering and architectural plans.
 - Noted concerns with the internal architectural design of several apartments and cited ADG provisions of ventilation.
 - Cited that the roof has sustainability features that has not been taken up in line with the ADG controls (no further information provided).
 - Noted that the request for further information will be issued soon with the above issues noted, with a 6 week estimated timeline for completion of the assessment report once the applicant response has been received.
 - Four submissions have been received to date, and are to be addressed in the assessment report.
 - Council noted a 27 July Design Excellence Panel meeting is scheduled.
- Chair comments
 - Noted the application was in the early stages and this meeting was a 'Kick-Off Briefing Meeting' only. Preliminary advice and feedback was the intention of this meeting, with an opportunity for discussion around the issues presented.
 - In response to the applicant, the Chair sought clarity of the blank eastern elevation which overlooks a public recreational space. The Chair noted overlooking public space was preferred not discouraged, however, the Applicant noted that there is an eastern adjacent property and the blank wall ensures the neighbouring property can be developed.
 - Queried the design potential and purchase of the eastern adjacent lot. The Applicant stated purchase of the lot was denied, as several purchase offers were refused by the owner.
 - Noted 10 or more submissions would require a public briefing, the determination may be electronic otherwise, should no significant issues arise through the assessment process.

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

- ADG Compliance

REFERRALS REQUIRED

Internal

- Nil

External

- Nil

TENTATIVE PANEL BRIEFING DATE: 8 September 2022

TENTATIVE PANEL DETERMINATION DATE: 13 October 2022