

CUMBERLAND DESIGN EXCELLENCE PANEL

MEETING MINUTES

DATE OF MEETING	04/06/2025
MEETING LOCATION	online
PROPERTY ADDRESS	2 Mark Street, 1A, 1 and 3 Marsden Street, Lidcombe being Lots 7 to 12 Section 12 in DP 846.
FILE No.	DA2025/0095 and PPSSCC-679.
PANEL MEMBERS	Sandor Duz, Krista McMaster, Clare Johnston
APOLOGIES	NIL
ATTENDEES	
- COUNCIL STAFF	Michael Lawani – Coordinator Major Development Assessment Esra Calim – Coordinator Planning Operations Haroula Michael – Executive Planner Harley Pearman – Executive Planner
- APPLICANTS	Marque Eight Pty Ltd
DECLARATION OF INTEREST	Nil disclosure
REASONS FOR CONSIDERATION BY CDEP	The building has a maximum height of 46.85 metres when measured from natural ground level to the uppermost roof portion of the western tower. The development is referred to the Design Excellence Panel on the grounds that the development exceeds a height of 25 metres when measured from the natural ground level.
APPLICANT PRESENTER	Zhinar Architects
BACKGROUND/PREVIOUS MEETINGS/SITE MEETINGS	The previous development application and Pre-DA application were referred to the Design Excellence Panel on 27 July 2022 and 19 June 2024.

GENERAL INFORMATION

The Cumberland Design Excellence Panel (the Panel) comments are provided to assist both the applicant in improving the design quality of the proposal, and Cumberland Council in its consideration of the application.

The nine design quality principles provided in SEPP65 Apartment Design Guidelines (ADG) are generally used as a datum to formulate the Panel's Report, notwithstanding that SEPP65 may not directly apply to the application.

The absence of a comment related directly to any of the principles noted does not necessarily imply that the Panel considers the particular matter has been satisfactorily addressed.

PROPOSAL

The development application is proposing the demolition of existing structures and construction of a mixed-use development comprising six (6) commercial tenancies, 107 co-living rooms and 306 boarding rooms and three (3) levels of basement car parking (Pursuant to State Environmental Planning Policy (Housing) 2021).

PANEL COMMENTS

Basement

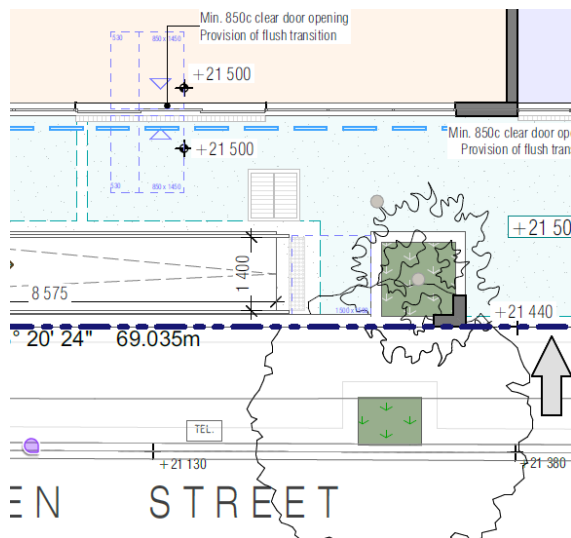
Key issues and recommendations;

- Provision of bike parking is a positive – may be better defined in a secure room/area noting that there is a shared lift between commercial and residential areas and to maintain a tidy appearance
- NOTE: Updates to AS 2890:1 are imminent - minimum parking space size 2.4m x 5.6m

Ground Floor

Key issues and recommendations;

- Fire stair location at the southeast corner impacts lines of sight to park beyond and creates safety in design issues (CPTED). Also, outside of the setback required by Council
- Waste management to be reviewed – size of bins / frequency of collection, bin collection from the upper floors to be re-considered.
- Last ramp accessing the bin storage area to be checked.
- Privacy of COS terrace to be maintained – impacted by COMM / RETAIL 06



Upper Levels

Key issues and recommendations;

- The panel is unsupportive of the lack of diversity in the proposed residential mix and see this as a missed opportunity to provide greater diversity in higher density living in the LGA.
- 107 apartments over Level 1-3 are provided access from only 2 lifts – this seems low and would likely lead to congestion. Review with input from a Vertical Transport consultant.
- Extensive fire egress travel distances – to be checked by BCA / Fire engineer
- All doors opening from the communal living area and COS terrace should open in the direction of fire egress travel.
- Bin rooms and laundry tubs on each floor are undersized. 2 tubs and 4 bins for approximately 30 apartments. Recommend increase and relocation away from apartments.
- For safety and ease of escape position accessible apartments lower in the tower.
- The attempt to get some natural light into hallways is encouraged.
- Solar access and cross ventilation to apartments are basic amenities to improve the lives of future residents and is therefore best practice for residential design. Only a handful of apartments receive cross ventilation. Seek opportunities to improve this.
- Balconies add great amenity to the apartments. Balconies have been arbitrarily provided to some apartments and not others. The amenity to proposed residential uses extremely poor, recommend that all residential units receive balconies, this will improve the space available as well as ventilation.
- Building separation is not compliant. Internal “courtyard” facade opening configuration should be better arranged to avoid privacy issues, to resolve non-compliance, and to have better architectural articulation.
- Height of building at 45m to be compliant (that is, western tower to be reduced by a level)
- Floor to floor heights will result in 2.6m restricting future use and further contributing to cramped units. The panel Questions the achievability of 2.6m clear once structure and services are coordinated. The panel is unsupportive of this compressed floor to floor, particularly considering the proposed height variation. Council should consider this a focus point for further engagement.
- Floor-to-floor heights to be compliant to ADG as a Design Excellence measure, to provide better amenity for occupants and to provide future flexibility.
- There is no sufficient Structural and Services transfer zone provided throughout building. Revised drawings should be coordinated with services and structural input as proof of concept for proposed floor to floor heights and clearances.
- Floor to floor height of the commercial area is also not sufficient and should be increased.
- Roof terrace floor / landscaping structural buildup is not addressed. Addition of structural depth will challenge proposed floor to floor heights.

Recommendation;

- This building proposes a poor level of residential amenity that is far from an example of Design Excellence. The Panel recommends revision of the proposed design in accordance with the above issues.

Common Amenities

Revision of plans to address inadequate residential amenity

- The Common area at ground floor has non-compliant solar amenity and poor ventilation. Communal open spaces back onto the bin room. Redesign and relocation would be required to achieve compliance and improve amenity.
- Level 1 roof slab adjacent to the Communal Living Area #02, consider making this space trafficable communal terrace.
- No diversity of proposed uses for communal spaces provided, with all rooms showing couches. Recommend variety in the spaces provided for example communal kitchen, study area, TV area.
- Insufficient communal open space 20% of site area required, however only 8.7% is provided. Requires revision to achieve compliance.
- Mailboxes and parcel room to be provided.

Relationship to Context & Street Interface

Key issues;

- The podium of this building has a poor relationship due to unresolved ground floor levels which rely on landscape elements, retaining walls and ramps. These will become barriers to the public domain.
- Approach to level entry points on the ground floor needs work. Appreciate the attempt at providing access for all abilities with ramps, however the inclusion of ramps, stairs, landscaping and colonnade makes for a very confusing, cluttered space. Are the stairs required?
- A seamless space for people to walk / wheel along Marsden Street rather than a narrow footpath and cluttered building frontage would be a better outcome should a solution be possible that caters for level change.
- The awning provides no protection to the pedestrian function of the street.
- Trees under awning may not work well
- Some ramps are not well located in close to proximity to planters making it difficult for a person in a wheelchair to move around
- Landscaping under awnings will not grow
- Fire stair protruding from the building line at the southeast of the plan

Recommendations;

- Greater contextual study of vernacular high street typologies would guide an improved result. Spaces which house successful small business within the town centre and contribute to the vibrancy of the neighbourhood there are common qualities about them that contribute to the Character. These are focused on the street amenity.
 - Awnings covering foot paths for sun and rain
 - Space and level ground for seating
 - Allowance for street planting
 - Finer grain and hard-working tenancies with levels which relate the street
 - The above resulting in minimal retaining being required in the public domain to resolve level difference between tenancies, and entries and the public domain

- Transparency to the street, contributing to vibrancy and providing passive activation
- Shop top housing with articulated address to the street that is private yet connected
- The ground floor of this project should be developed with consideration for these principles to have improve amenity and relationship to the existing neighbourhood and eliminate the dominant reliance of ramping and retaining while providing accessible access.

Contextual setting

Key issues and recommendations;

- Consider development potential (or lack of) of the adjacent site to the east. Unlikely to be redeveloped due to the narrow 11 m frontage. This may allow for windows on the eastern façade to improve natural light and passive surveillance over Friends Park. To be developed in consultation with council.

Waste Management / Operations

Key issues and recommendations;

- Waste management strategy to be revised with input from speciality consultant.
- Waste collection rooms located near apartment entries is not ideal. Should be relocated to minimise impact.
- Ventilation shaft for bin storages on floors to be provided. Bin collection through long corridors not ideal.
- Ground floor bin room is undersized. Review and redesign required.
- Movement of the entire buildings waste through the residential lifts which have questionable capacity to service residential need alone is not supported.
- Lifts and lift lobbies to be enlarged to stretcher compliant, seek input from access consultant.
- Manager room to have sufficient work area.

Sustainability

Key issues and recommendations;

- Vast improvement in the buildings energy consumption and thermal comfort could be achieved through optimisation of the façade design to mitigate solar loading. Detail of how the facade design has been developed to respond to the solar aspect to be provided.
- Supportive of the deep soil zone added
- Level 1 Non-trafficable concrete roof – green roof would be more attractive, and would help reducing urban heat.
- Solar arrays proposed greater detail of generation and storage should be provided.
- Recommend a wholistic sustainability strategy for the development

RECOMMENDATION

The Panel has found that the proposed development does not achieve the principles set out in the City of Cumberland Design Excellence Policy. The development proposes poor public interface with its context and public domain and its spatial planning will result in a lack of amenity to future residents. Significant amendments required prior to lodging DA, based on the above listed comments and recommendations.