

DOOLEYS LIDCOMBE REDEVELOPMENT

Frequently Asked Questions

November 2016

What is proposed as part of the Dooleys Lidcombe redevelopment?

- The Dooleys Lidcombe Catholic Club (24-28 John Street, Lidcombe) is seeking approval for the staged redevelopment of the existing property, together with various neighbouring properties (owned by Dooleys) in John Street, Board Street and Ann Street.
- The application seeks concept approval for various works including:
 - two levels of basement car parking
 - a 16.5 m high two storey building containing conference rooms and club facilities i.e. gaming and food and beverage
 - a 12 storey hotel tower above the new club building containing approximately 260 rooms
 - internal access road and new vehicular access to the basement car park from Ann Street and
 - permanent closure of the western section of Board Street.

Concept approval sets a guide for the future redevelopment of the site and includes intended land uses, building envelopes and road layouts. Further 'detailed' development applications are also then required to undertake development within the controls and building envelopes set by the concept approval.

- The current application also seeks 'detailed' approval for some proposed works including:
 - site preparation works including establishing site offices and erecting hoardings around the site boundaries
 - bulk excavation and piling works and
 - construction of a five storey above ground car park between Board Street and Ann Street containing 610 parking spaces.

Why has Dooleys put in this proposal?

- The proposal is part of the Club's broader long term vision to redevelop the entire precinct for mixed tourism, residential and seniors housing uses.

Who assesses the proposal?

- The Department of Planning and Environment (the Department) must assess the proposal as it includes a tourist related facility (hotel) with a capital investment value over \$100 million. This constitutes a State Significant Development.

What consultation has been undertaken to date?

- Prior to lodgement of the application, the Department required Dooleys to undertake consultation with local and State authorities, community groups and affected landowners. This has included discussions with Cumberland Council, a letters campaign, focus groups and information sessions.

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- Following lodgement of the application, the Department has advertised the proposal in the local paper and has sent letters to local landowners. In addition, the Department has contacted local community groups and offered to meet community representatives to further explain the proposal.

How do I comment on the proposal?

- The application is on public exhibition from 16 November until 15 December 2016 and feedback is invited. Submissions must be received by 15 December 2016 to be considered.
- You can make a submission by:
 - going online to: <http://majorprojects.planning.nsw.gov.au>
 - post to Planning Services, Department of Planning and Environment, GPO Box 39, Sydney, NSW 2001
- All submissions will be made public in line with the Department's objective to promote an open and transparent planning system. If you do not want your name published, please state this clearly at the top of your submission. Before making a submission, please read our privacy statement at: www.planning.nsw.gov.au/privacy

What happens next?

- Following the exhibition, the applicant will need to prepare a Response to Submissions, addressing any concerns or issues raised by the community, Council or government agencies. The Response to Submissions will be published on our website.
- The Department will then fully review all submissions received and thoroughly assess the proposal before making a decision on whether to approve the application.

Where can I find out more?

- To find out more you can:
 - go online to <http://majorprojects.planning.nsw.gov.au>
 - visit us at the Department's Information Centre, Level 22/320 Pitt Street, Sydney
 - call our Information Centre on 1300 305 695. If English isn't your first language and you require an interpreter, please call 131 450. Ask for an interpreter in your language and then request to be connected to our Information Centre on 1300 305 695
 - email information@planning.nsw.gov.au