

DATE OF DEFERRAL	31 March 2021
PANEL MEMBERS	Abigail Goldberg (Chair), Gabrielle Morrish, David Ryan, Ned Attie and Eddy Sarkis
APOLOGIES	None
DECLARATIONS OF INTEREST	None

Papers circulated electronically 17 March 2021.

MATTER DEFERRED

PPSSCC-115 – Cumberland - DA2020/0310 - 276-282 Parramatta Road, Auburn and 54-68 Hampstead Road, Auburn, Concept Development Application for building footprints, basement car parking and massing envelopes for a mixed-use development comprising specialised retail premises, hotel and motel accommodation, office premises, child-care facilities, cafe and open space (as described in Schedule 1).

PANEL CONSIDERATION AND DECISION

The Panel considered: the matters listed at item 6, the material listed at items 7 and 8 in Schedule 1.

The Panel determined to defer the development application pursuant to section 4.16 of the *Environmental Planning and Assessment Act 1979*.

REASONS FOR THE DECISION

The Panel is not satisfied with key elements of the proposed concept design for the site, including the arrangement of driveways, through-site links, and the park. As such, whilst the Panel is of a mind to refuse the current concept development application, the Panel may more favourably consider an amended concept that addresses the following principles to its satisfaction:

- Driveways - preference is for a single consolidated driveway access for loading and vehicle entry to minimise interruption to the pedestrian footpath and public domain.

If two driveways are retained, they should be integrated into the building forms so as to be fully enclosed on all sides other than the street access to avoid exposure to or extensive blank walls facing the public domain or any semi-public spaces or links.

Open ramps and driveways would not be supported.

The width of driveways should be minimised to reduce visual impact and any entry points to buildings or any links or public spaces should be separated from driveways for safety and amenity.

- Through-site links and park – current through site links do not clearly demonstrate how they respond to a desired path of travel to existing or future destinations or promote activation, pedestrian use and enable surveillance and safety.

The easement should not be determinative of the location of through-site links, however, the easement may be incorporated within a link if that link otherwise achieves its primary purposes.

Consideration may be given to consolidating and/or rationalising multiple links and the park to achieve the following outcomes:

- Link(s) should be located along current or realistic future desire lines.

- Link(s) should lead to an existing or a viable future off-site destination and create an interim destination on the site itself until off-site destinations eventuate.
- Boundary conditions which create part of a future link should provide visual connection to external roads and into open space areas of adjoining sites. Where no current external link is available, they should be terminated with landscaping and public art and/or a temporary use to provide a positive visual termination. Termination at the side wall of an adjoining site is not supported.
- Link(s) should be open to the sky and have reasonable solar access
- Link(s) and the park should provide a positive and safe pedestrian experience, with activation via permeable retail frontages, and active and passive surveillance.
- The park should be fully integrated with links, visually connected to the existing local park opposite, and benefiting from passive and active surveillance.
- The park must benefit from solar access in mid-winter for at least 3 hrs (11-2pm) for 50% of its area.






The Panel expects revised information as referred to above to be submitted to Council within 3 weeks from the date of this deferral record. Council is requested to update their assessment within 2 weeks of the receipt of revised information.

The Panel decision to defer the matter was **unanimous**.

ELECTRONIC DETERMINATION

The Panel considers the application to be suitable for electronic determination upon receipt of the material referred to above, and an addendum assessment report from the Council responding to that material and the matters raised above.

If revised information from the applicant is not provided within 3 weeks, the Panel may move to determine the DA based on the information currently at hand.

PANEL MEMBERS	
 Abigail Goldberg (Chair)	 Gabrielle Morrish
 David Ryan	 Ned Attie
 Eddy Sarkis	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSSCC-115 – Cumberland - DA2020/0310
2	PROPOSED DEVELOPMENT	Concept Development Application for building footprints, basement car parking and massing envelopes for a mixed-use development comprising specialised retail premises, hotel and motel accommodation, office premises, child-care facilities, cafe and open space
3	STREET ADDRESS	276-282 Parramatta Road, Auburn and 54-68 Hampstead Road, Auburn
4	APPLICANT/OWNER	Applicant -J Matthews Owner – Raad Property Acquisition No. 65 Pty Ltd
5	TYPE OF REGIONAL DEVELOPMENT	CIV >\$ 30 million
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> • Environmental planning instruments: • State Environmental Planning Policy No. 55 – Remediation of Land • State Environmental Planning Policy (Infrastructure) 2007 • State Environmental Planning Policy (State and Regional Development) 2011 (State and Regional Development SEPP 2011) • State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017 (Education SEPP) • Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005 (SREP 2005) • Auburn Local Environmental Plan 2010 • Draft environmental planning instruments: Draft Cumberland Local Environmental Plan • Development control plans: • Auburn Development Control Plan 2010 • Planning agreements: Nil • Provisions of the <i>Environmental Planning and Assessment Regulation 2000</i>: • Coastal zone management plan: [Nil] • The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality • The suitability of the site for the development • Any submissions made in accordance with the <i>Environmental Planning and Assessment Act 1979</i> or regulations • The public interest, including the principles of ecologically sustainable development
7	MATERIAL CONSIDERED BY THE PANEL	<ul style="list-style-type: none"> • Council assessment report: 11 March 2021 • Written submissions during public exhibition: 2
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL/PAPERS CIRCULATED ELECTRONICALLY	<ul style="list-style-type: none"> • Papers were circulated electronically on 21 March 2021. • Site inspection: Site inspections have been curtailed due to COVID-19. Where relevant, Panel members undertook site inspection individually. • Final briefing to discuss council's recommendation, 29 March 2021 (teleconference) Attendees: <ul style="list-style-type: none"> ○ <u>Panel members</u>: Abigail Goldberg (Chair), David Ryan, Gabrielle Morrish, Ned Attie and Eddy Sarkis ○ <u>Council assessment staff</u>: Jai Shankar and Rennie Rounds <p><u>Points discussed:</u></p> <ul style="list-style-type: none"> • Background to previous proposals for site and street block

		<ul style="list-style-type: none"> • Driveway and basement issues • Through site links – locations, utility, amenity and safety • Park amenity, including solar access • FSR issues • Child-care capacity
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report