

## RSDA Kick-Off Briefing Agenda Sydney Central City Planning Panel

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|-------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>PANEL REFERENCE, DA NUMBER &amp; ADDRESS</b> | PPSSCC-327 – Cumberland Council - DA2021/0662 - 68 McArthur Street Guildford 2161                                                                                                                                                                                                                                                                             |
| <b>APPLICANT / OWNER</b>                        | Lisa Chatto / W D & H D PTY LIMITED                                                                                                                                                                                                                                                                                                                           |
| <b>APPLICATION TYPE</b>                         | CIV > \$5M - Private Infrastructure and Community Facilities                                                                                                                                                                                                                                                                                                  |
| <b>REGIONALLY SIGNIFICANT CRITERIA</b>          | State Environmental Planning Policy (State and Regional Development), Schedule 7, Clause 5                                                                                                                                                                                                                                                                    |
| <b>KEY SEPP/LEP</b>                             | State Environmental Planning Policy (State and Regional Development) 2011.<br>State Environmental Planning Policy 55 - Remediation of Land.<br>State Environmental Planning Policy (Infrastructure) 2007.<br>State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017.<br>Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005. |
| <b>CIV</b>                                      | \$8,955,443.00 (excluding GST)                                                                                                                                                                                                                                                                                                                                |
| <b>MEETING DATE</b>                             | 10 February 2022                                                                                                                                                                                                                                                                                                                                              |

### ATTENDEES

|                                    |                                                                                                                                                                                                                                                                                                                                                     |
|------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>APPLICANT</b>                   | Lisa Chatto                                                                                                                                                                                                                                                                                                                                         |
| <b>PANEL CHAIR</b>                 | Abigail Goldberg                                                                                                                                                                                                                                                                                                                                    |
| <b>COUNCIL</b>                     | Jai Shankar, Executive Manager, Development & Building<br>Michael Lawani, Coordinator, Manager Development Assessment<br>Harley Pearman, Senior Development Assessment Officer<br>Esra Calim, Coordinator, Development & Building Systems<br>Sarah Hussein, Development and Building Systems Support Officer/Acting Executive Assistant to Director |
| <b>PLANNING PANELS SECRETARIAT</b> | George Dojas, Alexandra Hafner                                                                                                                                                                                                                                                                                                                      |

**DA LODGED:** 14 December 2021

**RFI SUBMISSION DATE:** Issued 10 February 2022

**TENTATIVE PANEL BRIEFING DATE** TBC, dependent upon number of submissions

**TENTATIVE PANEL DETERMINATION DATE** 28 April 2022

## **ITEMS DISCUSSED**

- Introduction
- Applicant summary
  - Proposed construction of a place of public worship, associated basement parking and caretakers dwelling. The dwelling is to be occupied by the Imam and located within the same building as the main use, therefore subordinate to the dominant use as a place of public worship.
  - The site is currently occupied by a carpark.
  - The site is flood affected. The proposed development will meet minimum FFL in accordance with the maximum 1% AEP flood levels.
  - A Sydney Water easement exists, running adjacent to the Woodstock Street boundary. The proposal avoids the easement across three basement levels but the ground floor with the first floor extends above the easement which Sydney Water has identified as being an issue.
  - Below maximum 12m building height limit and maximum 1:1 FSR permitted for the site under the LEP (proposed FSR 0.521:1).
  - Acoustic measures detailed in accompanying acoustic report.
- Council summary
  - Exhibited January 30 to February 14 2022, nil submissions to date.
  - 17 large trees proposed for removal, located along the existing easement.
- Electronic determination likely.
- 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 in order to draft their recommendation.
- 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**

- Flooding: site located on an overland flow path. The applicant is recommended to liaise with Sydney Water regarding the proposed building over existing easement.
- Traffic and parking: Council's assessment determined parking compliant with DCP, may change depending upon Sydney Water easement issues.
- Removal of 17 trees supported by Council's Tree Preservation Officer with replacement planting.

## **REFERRALS**

### Internal

- Tree Preservation Officer.
- Development Engineer.
- Tree Management.
- Waste Management.
- Building.
- Environment and Health.

### External

- New South Wales Police.
- Endeavour Energy.
- Sydney Water Corporation