

## Record of Kick-Off Briefing Sydney Central City Planning Panel

<b>PANEL REFERENCE, DA NUMBER &amp; ADDRESS</b>	PPSSCC-365 – City of Parramatta – DA/61/2018/A – 48 Beecroft Road, Epping
<b>APPLICANT / OWNER</b>	Double Goldstone Pty Ltd
<b>APPLICATION TYPE</b>	Section 4.55(2) Modification to the mixed use development that was originally approved DA/61/2018. The proposed modification includes the incorporation of Lot 100 DP 1274400 and its accompanying floor space into a modified development. The addition of this land will increase the building envelope and will result in a number of modifications to the approved building, including the façade, apartment layout and carparking.
<b>REGIONALLY SIGNIFICANT CRITERIA</b>	Section 4.55(2) Modification
<b>CIV</b>	\$60,101,819 (excluding GST)
<b>BRIEFING DATE</b>	14 July 2022

### ATTENDEES

<b>APPLICANT</b>	Irene Shen, Daniel West, Kimberly Withrow, Steve Sun
<b>PANEL CHAIR</b>	Abigail Goldberg
<b>COUNCIL OFFICER</b>	Paul Sartor
<b>CASE MANAGER</b>	George Dojas
<b>PLANNING PANELS SECRETARIAT</b>	Alexander Richard

**DA LODGED: 9 June 2022**

**RFI SUBMISSION DATE: 2-3 weeks**

**TENTATIVE PANEL BRIEFING DATE**

Not required, unless significant issues arise.

**TENTATIVE PANEL DETERMINATION DATE**

Estimated completed assessment report date: September 2022.

**ISSUES LIST**

- Introductions
  - The Chair introduced the Kick-Off meeting process.
- Applicant summary
  - Introduced the proposal, and the modifications sought as part of this application. Including a Council laneway to the north of the site in the process of being acquired by the applicant.
  - The FSR will remain at 6:1 with the GFA increasing, however the number of dwellings and car spaces are decreasing due to a change in the apartment mix, which now includes more three-bedroom apartments.
  - It was noted that the development is broadly the same, with layouts and façade variations due to the larger apartments. In particular, the applicant advised of the market seeking larger apartments requiring internal working space in order to work from home. Proposed integration of the laneway also allows for variations to the internal through-site link, and for the infill of apartments above.
  - The request for information (RFI) is being addressed, expected to be submitted to Council within two to three weeks.
- Council summary
  - Council addressed the acquisition of the laneway, noting that the application is in the final stages of completion.
  - The Design Excellence Advisory Panel (DEAP) are to review the proposal today.
  - Council engaged independent consultant planners to assess the application, as the laneway is still in Council ownership.
  - An RFI has been issued, with issues of waste and public domain to be addressed. Council noted that they are waiting on internal referrals from engineering and the DEAP.
  - The public exhibition has concluded, Council noted that no submissions have been received to date.
- Chair comments
  - The Chair noted the application was in the early stages and this was a 'Kick-Off' meeting only. Preliminary advice and feedback were the intention of this

meeting, scheduled for a half hour, with an opportunity for discussion around the issues presented.

- The Chair observed that the DEAP may have additional points to raise, however, the relatively minor nature of the proposed modifications was noted.
- The Chair observed that the height of the building is not proposed to be increased.
- The Chair clarified that with less than 10 submissions there would be no public meeting and an electronic determination by the Panel would be possible. At this stage there appears no need for an additional briefing, given the scope of the modification and the lack of public feedback, however this is open to reconsideration as the assessment proceeds.

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**

- Request for further information to be addressed.
- Finalisation of Council laneway acquisition.

### **REFERRALS REQUIRED**

#### Internal

- Development Engineering, Design Excellence Advisory Panel

#### External

- Nil