

Record of Kick-Off Briefing Sydney Central City Planning Panel

PANEL REFERENCE, DA NUMBER & ADDRESS	PPSSCC-367 – Cumberland – MOD2022/0158 – Butu Wargun Drive, Pemulway
APPLICANT / OWNER	UPG 116 Pty Ltd/Mintus Holdings Pty Ltd
APPLICATION TYPE	Section 4.55(2) modification for various amendments to the approved residential flat buildings including reducing the length of Block A building, changes to unit mix, internal unit layouts and external facade, increase in building heights, addition of rooftop courtyards
REGIONALLY SIGNIFICANT CRITERIA	S4.55(2) Modification Application
CIV	\$0 (excluding GST)
BRIEFING DATE	7 July 2022

ATTENDEES

APPLICANT	Brad Delapierre, Thomas Maguer, Tim Cao Verdana Verdana/Bathla Group (Universal Property Group)
PANEL CHAIR	Abigail Goldberg
COUNCIL OFFICER	Jai Shanker, Michael Lawani, Roy Wong, Esra Calim
CASE MANAGER	George Dojas
PLANNING PANELS SECRETARIAT	Sharon Edwards, Alexander Richard

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.
 - The Applicant noted a 14m height variation has been sought as the new survey data revealed the ground level is lower than originally understood.
 - It was cited that the application is broadly in line with the development as approved.
- Council summary
 - Public exhibition is yet to conclude. Council noted that three submissions have been received to date, with concerns relating to traffic congestion and building height.
 - It was confirmed that the proposed modification does not require a Design Excellence Panel review.
 - Council cited that they are waiting on internal referrals to be completed, including, engineering, which was considered important given the structural design changes.
- Chair comments
 - The Chair noted the application was in the early stages and this was a 'Kick-Off' meeting only. Preliminary advice and feedback was the intention of this meeting, scheduled for a half hour, with an opportunity for discussion around the issues presented.
 - The Chair recommended that the applicant's associated companies be confirmed so that the Panellist's are able to accurately declare any potential conflict of interests.
 - The Chair acknowledged that the application was not required to be reviewed by Council's Design Excellence Panel.

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

- Applicant group of companies to be provided
- Number of submissions to be verified

REFERRALS REQUIRED

Internal

- Nil

External

- Nil

TENTATIVE PANEL BRIEFING DATE: 25 August 2022

TENTATIVE PANEL DETERMINATION DATE: 13 October 2022