

Record of Kick-Off Briefing Sydney Central City Planning Panel

PANEL REFERENCE, DA NUMBER & ADDRESS	PPSSCC-394 – Cumberland – DA2022/0463 – 54 Hampstead Road, Auburn
APPLICANT / OWNER	Applicant: Pacific Planning Pty Limited Owner: Raad Property Acquisition No 65 Pty Ltd
APPLICATION TYPE	Stage 1 of approved Concept Plan - Demolition of existing buildings and construction of a seven (7) storey building (Building A) comprising of specialised retail premises and a hotel over basement car parking
REGIONALLY SIGNIFICANT CRITERIA	Capital Investment Value > \$30M
CIV	\$53,209,768.00 (excluding GST)
BRIEFING DATE	13 October 2022
PANEL REFERENCE, DA NUMBER & ADDRESS	PPSSCC-394 – Cumberland – DA2022/0463 – 54 Hampstead Road, Auburn

ATTENDEES

APPLICANT	Matthew Daniel, Raymond Raad, Peter Smith
PANEL CHAIR	David Ryan
COUNCIL OFFICER	Michael Lawani, Olivia Yana, Esra Calim, Harley Pearman
CASE MANAGER	George Dojas
PLANNING PANELS SECRETARIAT	Sharon Edwards, Alex Richard

DA LODGED: 12 September 2022

RFI SUBMISSION DATE: to be sent mid-November after DEP meeting

TENTATIVE PANEL BRIEFING DATE: Early 2023

Exhibition dates: 30/09/2022 to 14/10/2022 (to be renotified for a further 14 days)

TENTATIVE PANEL DETERMINATION DATE: March 2023

Estimated completed assessment report date: March 2023

DISCUSSION

- The Chair noted the attendees and noted the purpose of the Kick-off briefing to discuss the application.
- The Applicant introduced the application for the demolition of existing buildings and construction of a seven (7) storey building (Building A) comprising of specialised retail premises and a hotel over basement car parking.
- The Applicant noted that a separate application had been submitted to modify the Concept Approval (CA) in response to further design development and market research conducted after the approval of the CA, which established the opportunity for a site re-orientation. The Stage 1 DA reflects these proposed modifications. The applicant explained the proposed site re-design, noting the hotel and commercial arrangements fronting Parramatta Road and cited a non-compliance with the LEP HoB standard by 2.2 metres as a result of existing ground level conditions.
- The Applicant noted solar access was a priority to parkland on-site, exceeding the solar access control in the Cumberland DCP.
- Council stated that clarification had been sought from the applicant in relation to the open space arrangements on site, as to whether it was public or private open space. The applicant noted the bulk of the space would be undertaken in Stage 2 of the CA, as this was stage 1.
- Council noted the SEE was unclear as to the FSR sought and the 4.6 request was uncertain and requested clarification.
- Council noted the application would be renotified because of a discrepancy in the site description, as 6 addresses were included that should have been omitted. The Chair noted the public interest behind this process.
- Council is yet to undertake its full application assessment, with a preliminary assessment done, so this record is not final to draft their recommendation. Public exhibition is yet to conclude with no submissions yet received, noting an additional period to be arranged, and with a DEP meeting scheduled 26 October, with feedback received 14 days after.
- The Chair noted the application to modify the CA had been lodged with Council as a 4.55(1A) application. As such, Council is the consent authority for that application, whilst the Panel is the consent authority for the Stage 1 DA. The Chair observed that the Stage 1 application is unlikely to be approved unless and until Council determines the modification application, since, as it currently stands, it would not be consistent with the CA. The Chair said that he could not comment on or pre-empt

how the Council would deal with and determine the modification application, but that it will be a necessary pre-condition to how the Stage 1 application proceeds and is determined.

- The Chair queried the status of the childcare centre, with the applicant noting the centre was for a subsequent stage of the CA.
- There was a discussion around items within the RFI request. The applicant requested that RFIs relating to flooding are provided as soon as possible, rather than waiting until after the DEP minutes are available, given the long lead times required to respond to those issues.
- The Chair noted 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.

REFERRALS REQUIRED

Internal: DEP, Engineering, Landscaping

External: TfNSW, RMS, Sydney Water, Ausgrid