

Introduction



PACIFIC PLANNING

Property | Project Management | Planning

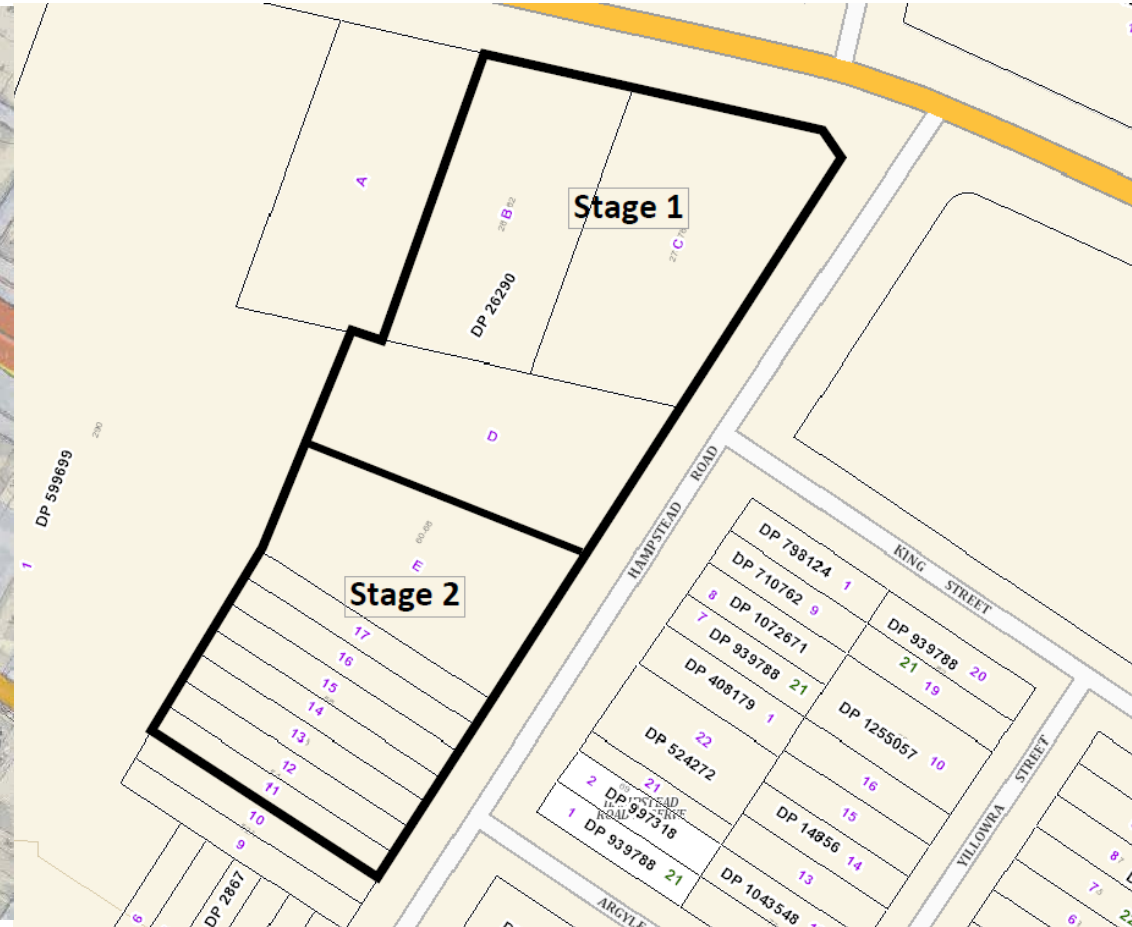
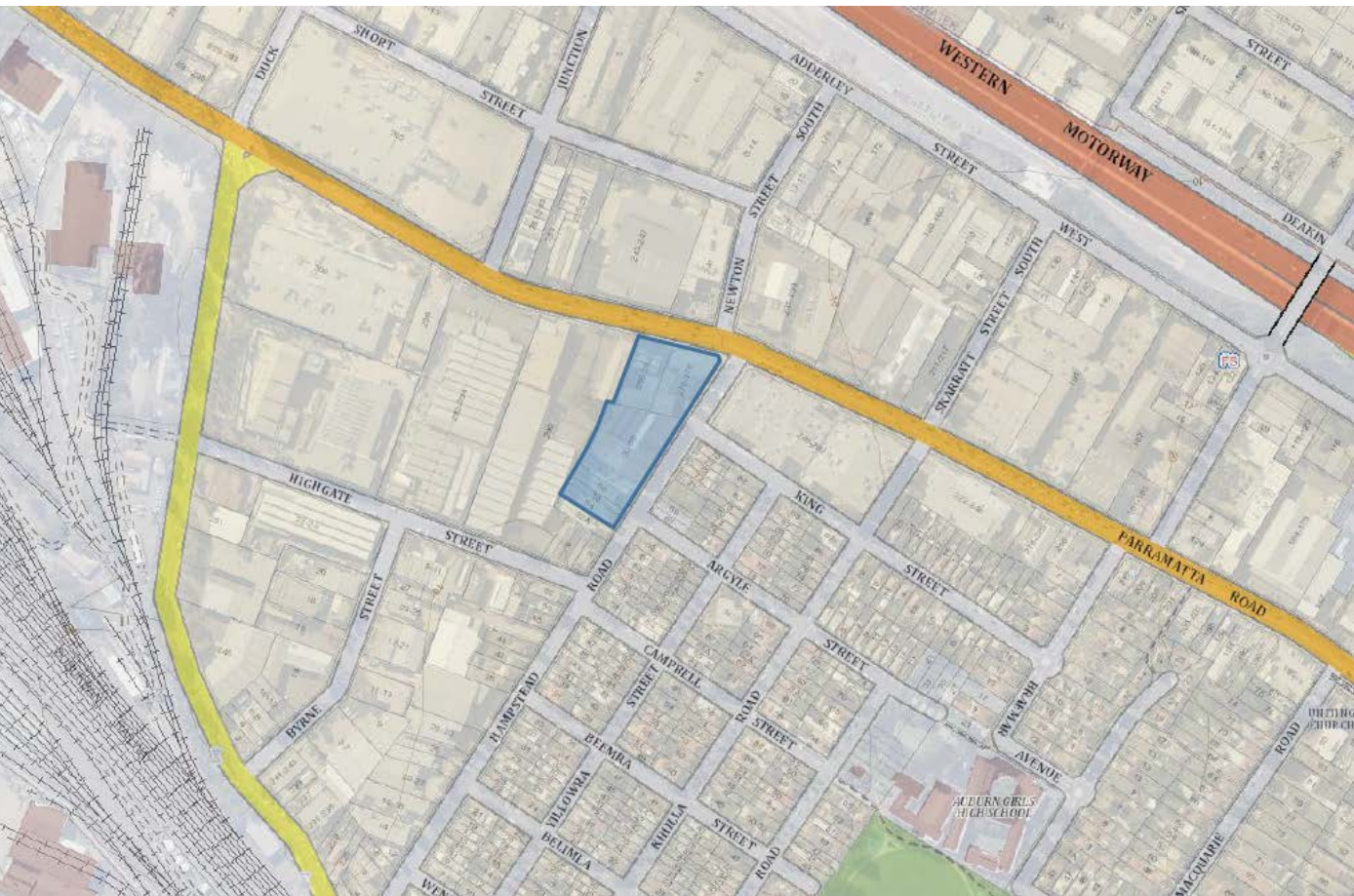
Applicant: Pacific Planning Pty Ltd.

Developer: Raad Property Acquisition No. 5 Pty Ltd.

PPSSCC-394 – Cumberland – DA2022/0463 – 54

Hampstead Road, Auburn - 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.

Site Detail



Current Context and Street View

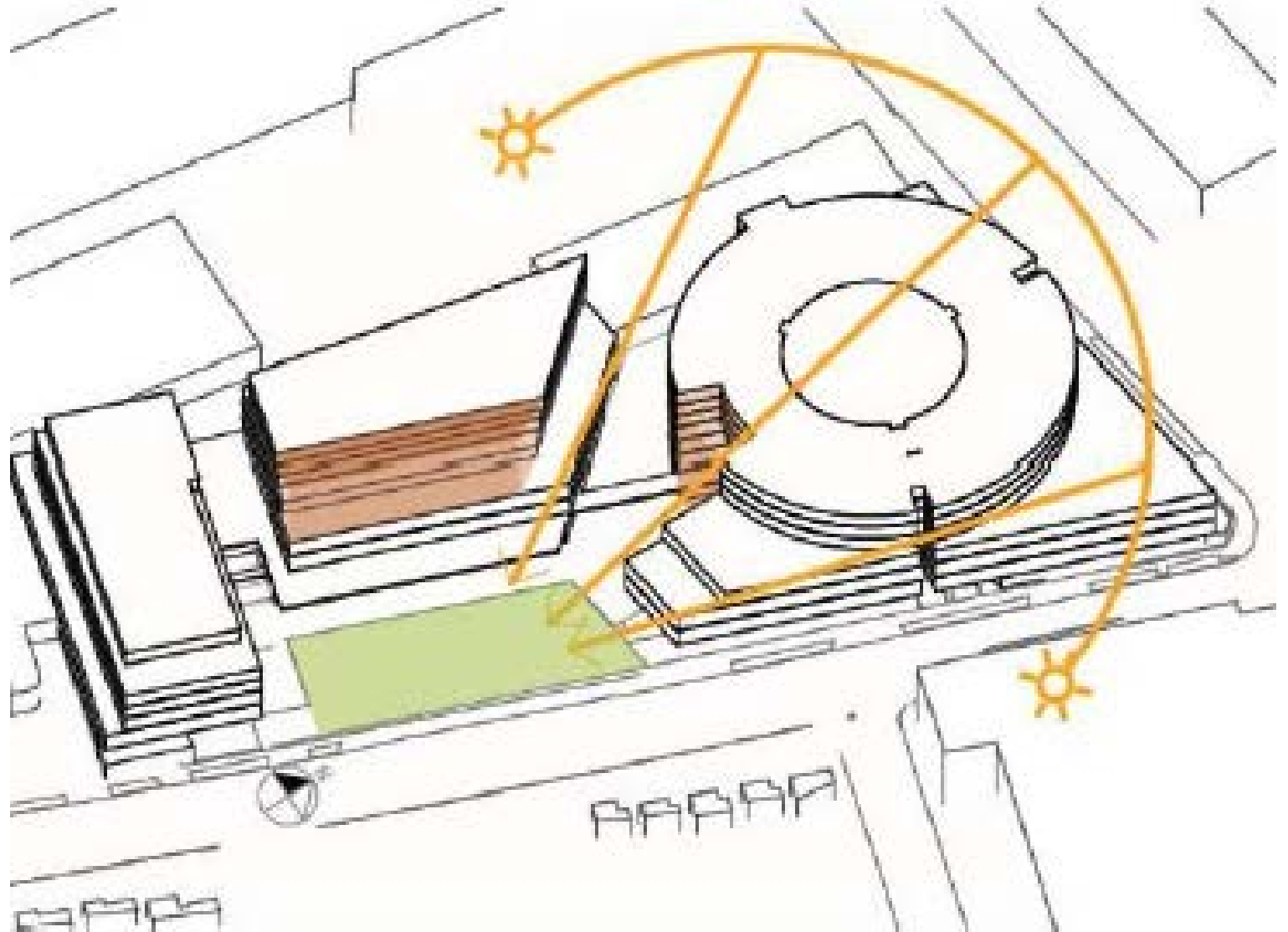


Brief History

- On 17 May 2021, the Sydney Central City Planning Panel approved a Concept DA for the site (DA/2020/0310). The development application, as approved, is for the following:
- “Concept Development Application for building footprints, basement footprints 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.”

Modification A to built form (refer to DA/2020/0310)

Modification application (DA/2020/0310/A) amongst other items has adjusted the built form slightly to improve the solar access to the open space. A wedge has been created in Building A and tapering of the built form of Building B to create additional solar exposure to the park. The changes to the built form are depicted below in red.

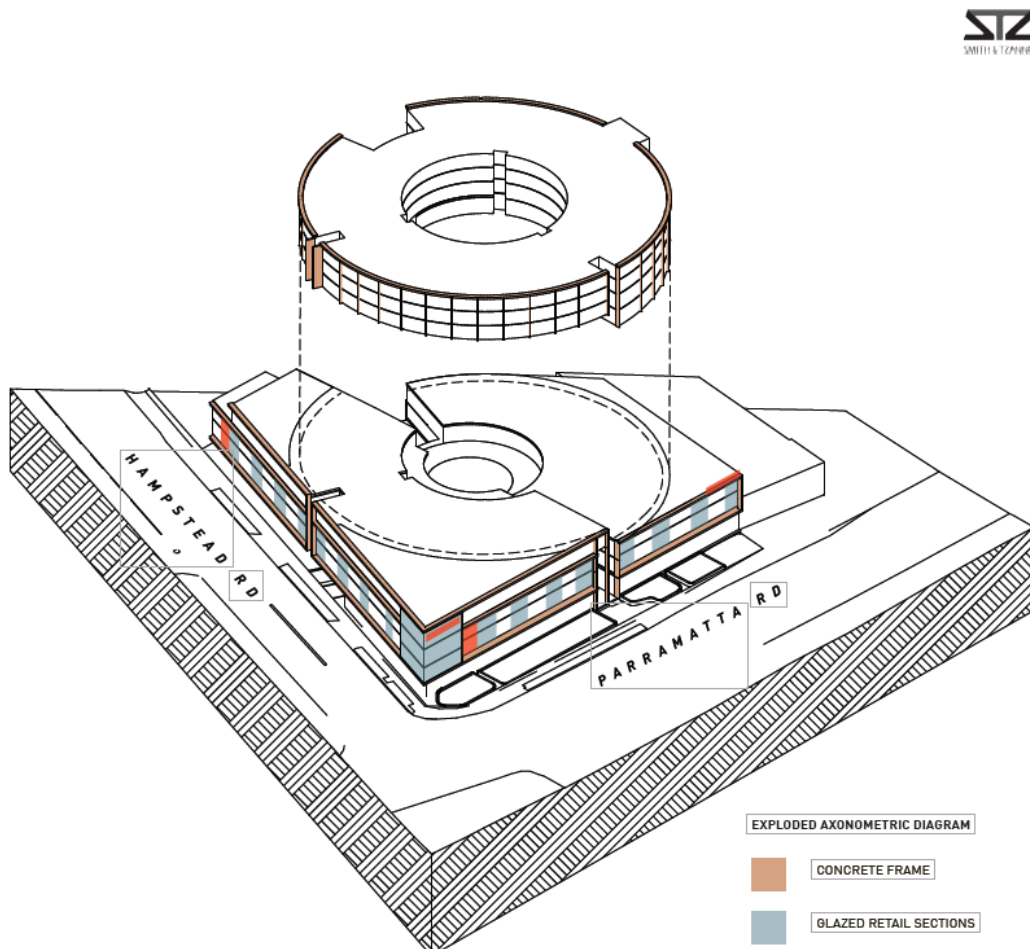


This Proposal

- The proposal seeks consent for demolition of existing buildings and the construction of the first stage of the development against the approved Concept under DA/2020/0310. The first stage includes three levels of basement parking, a level for flood storage, 8,816sq.m of hotel accommodation and 9,050sq.m of specialised retail premises.



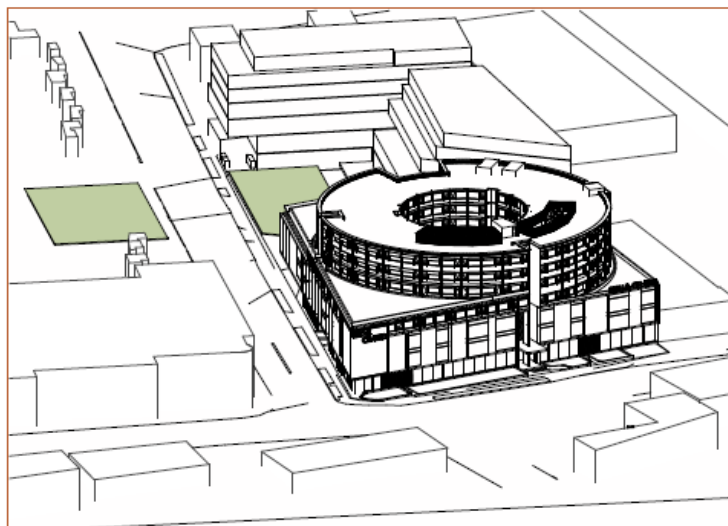
This Proposal



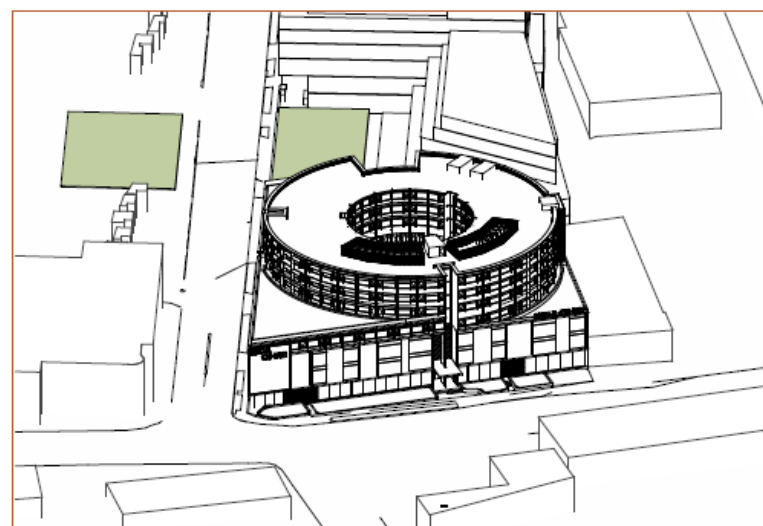
STZ
SMITH & TOWNES



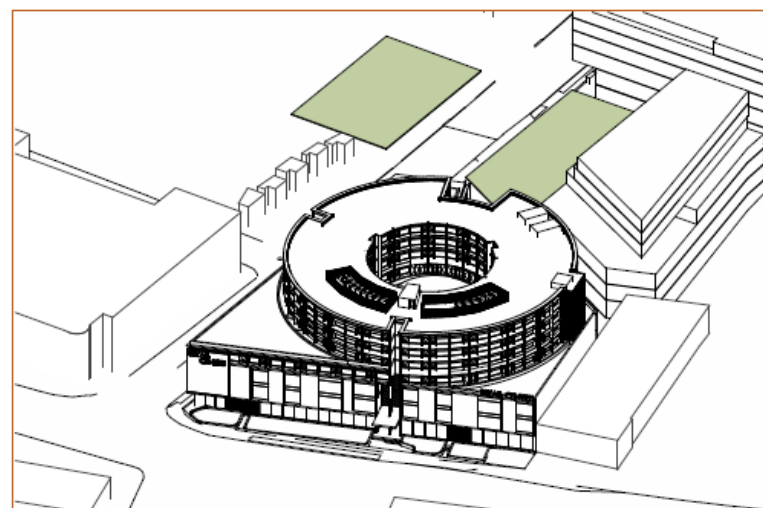
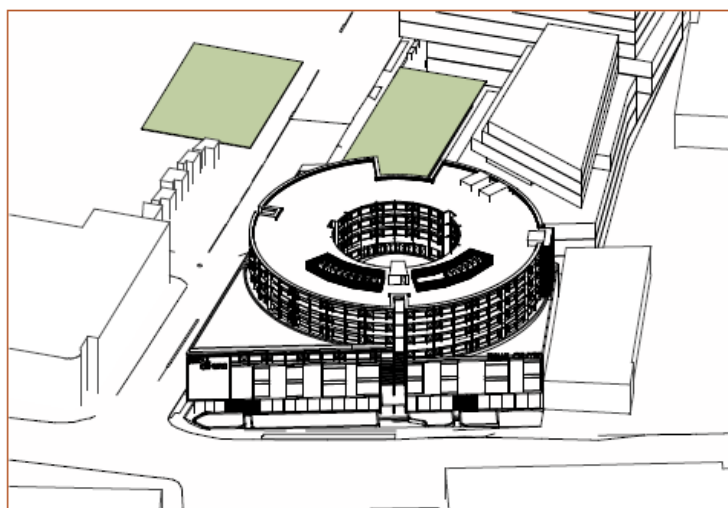
Elevations



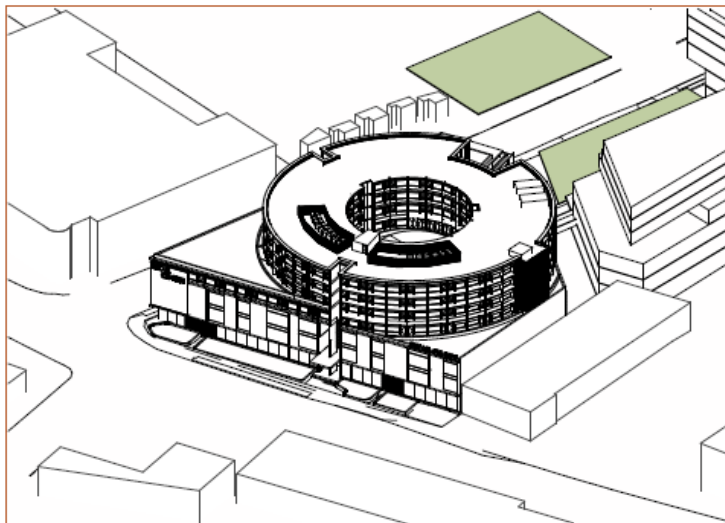
1 VES - DAY - RAIN



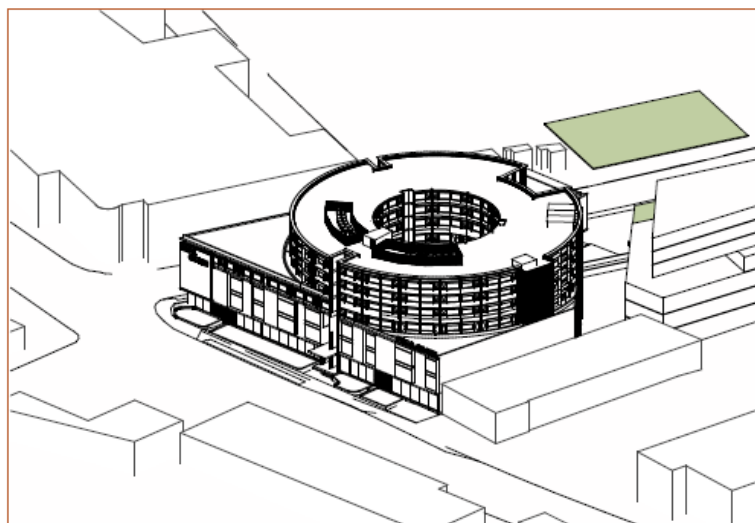
2 VES - DAY - RAIN



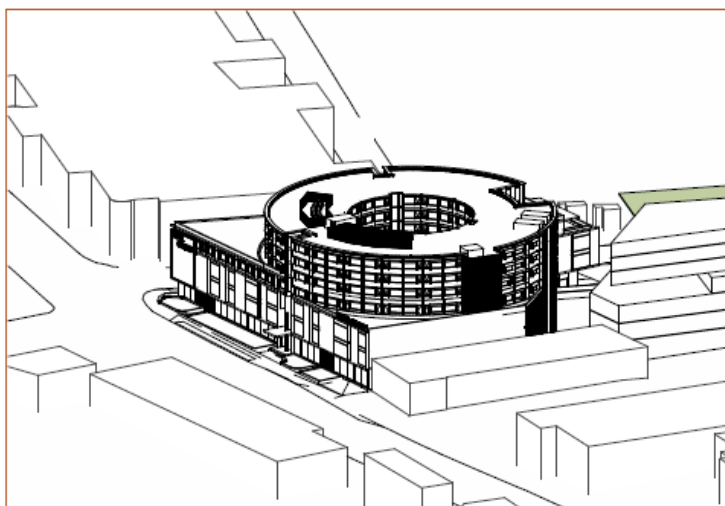
Elevations



1 VES - DAY - 10M



2 VES - DAY - 20M

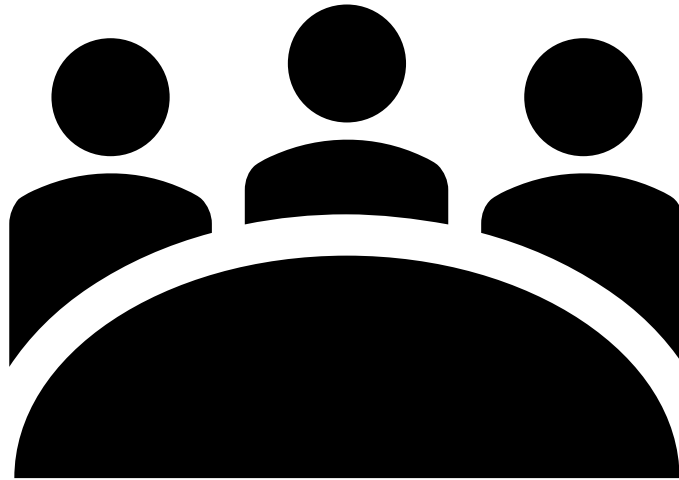


Specialist Reports

- Architectural and Urban Design. – Smith and Tzannes.
- Flooding and Sediment control. -Kozarovski & Partners
- Traffic and Parking Impact. - Lyle Marshall and Associates.
- Wind Impact.- SLR Consulting Pty Ltd
- Acoustic. -Renzo Tonin & Associates
- Accessibility/ BCA. – Design Confidence

Community Consultation and Exhibition.

- The proposal is currently on exhibition.
- The history of previous exhibition processes has indicated a general support for the objectives of the schemes proposed.





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