

RECORD OF DEFERRAL

SYDNEY CENTRAL CITY PLANNING PANEL

DATE OF DEFERRAL	5 July 2023
PANEL MEMBERS	David Ryan (Acting Chair), Steve Murray, Brian Kirk, Ola Hamad, Glenn Elmore
APOLOGIES	None
DECLARATIONS OF INTEREST	Abigail Goldberg declared a conflict of interest as she has previously worked with an employee of Pacific Planning when employed at the NSW Department of Planning.

Papers circulated electronically on 21 June 2023.

MATTER DEFERRED

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.

REASONS FOR DEFERRAL


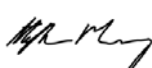
The panel agreed to defer the determination of the matter until the completion of Council's assessment of any additional information provided by applicant, as follows. The Panel considered the request of the applicant's representative at the briefing meeting, to defer the determination of the application for 4 to 6 weeks to allow the applicant to respond to all matters raised by Council in its reasons for recommending refusal. The applicant was confident that all matters were capable of being addressed to Council's satisfaction. Without pre-empting the outcome of its assessment of any further material from the applicant, Council confirmed that the concerns were generally capable of being satisfactorily addressed and assessed within a relatively short timeframe.


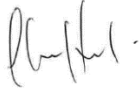

The Panel expects revised information as referred to above, to be submitted to Council within six weeks from the date of this deferral record. The Panel requests that the Council provides it with a status report on whether the required information has been received by Council at the end of that period. Council is requested to update its assessment within 2 weeks of the receipt of revised information. If revised information from the applicant is not provided within six weeks, the Panel may move to determine the DA based on the information available at that time.

The Panel recommends that the applicant applies its best endeavours to obtaining TfNSW's response and engages with the Council with a view to resolving all other matters as early as possible within the specified timeframe.

When Council's addendum assessment report has been received, the panel will determine the matter electronically.

The decision to defer the matter was unanimous.

PANEL MEMBERS	
David Ryan (Acting Chair) 	Steve Murray 

Brian Kirk 	Ola Hamad 
Glenn Elmore 	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSSCC-394 – Cumberland – DA2022/0463
2	PROPOSED DEVELOPMENT	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.
3	STREET ADDRESS	54 Hampstead Road, Auburn
4	APPLICANT/OWNER	Applicant: Pacific Planning Pty Limited Owner: Radd Property Acquisition No 65 Pty Ltd
5	TYPE OF REGIONAL DEVELOPMENT	General development over \$30 million
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> • Environmental planning instruments: <ul style="list-style-type: none"> ◦ State Environmental Planning Policy (Biodiversity and Conservation) 2021 ◦ State Environmental Planning Policy (Industry and Employment) 2021 ◦ State Environmental Planning Policy (Transport and Infrastructure) 2021 ◦ State Environmental Planning Policy (Planning System) 2021 ◦ Cumberland Local Environmental Plan 2021 • Draft environmental planning instruments: Nil • Development control plans: <ul style="list-style-type: none"> ◦ Cumberland Development Control Plan 2021 • Planning agreements: Nil • Provisions of the <i>Environmental Planning and Assessment Regulation 2000</i>: Nil • Coastal zone management plan: Nil • The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality • The suitability of the site for the development • Any submissions made in accordance with the <i>Environmental Planning and Assessment Act 1979</i> or regulations • The public interest, including the principles of ecologically sustainable development
7	MATERIAL CONSIDERED BY THE PANEL	<ul style="list-style-type: none"> • Council assessment report: 15 June 2023 • Clause 4.6 variation: Height of Building • Written submissions during public exhibition: 0 • Total number of unique submissions received by way of objection: 0
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> • Kick Off Briefing: 13 October 2022 <ul style="list-style-type: none"> ◦ <u>Panel members</u>: David Ryan (Acting Chair) ◦ <u>Council assessment staff</u>: Michael Lawani, Harley Pearman, Esra Calim, Olivia Yana ◦ <u>Applicant representatives</u>: Matthew Daniels, Raymond Raad, Peter Smith • Final briefing to discuss council's recommendation: 29 June 2023 <ul style="list-style-type: none"> ◦ <u>Panel members</u>: David Ryan (Acting Chair), Brian Kirk, Steve Murray, Ola Hamad, Glenn Elmore ◦ <u>Council assessment staff</u>: Harley Pearman, Esra Calim, Olivia Yana ◦ <u>Applicant representatives</u>: Matthew Daniels, Raymond Raad, Erica Marshall, Peter Smith, Hugh Thornton

9	COUNCIL RECOMMENDATION	Refusal
10	DRAFT CONDITIONS	Not Applicable