

SYDNEY CENTRAL CITY PLANNING PANEL

**ADDENDUM TO REPORT
9 OCTOBER 2023**

TO: Sydney Central City Planning Panel – 9 October 2023

SUBJECT: 276-282 Parramatta Road Auburn, NSW 2144
60-68 Hampstead Road Auburn, NSW 2144

FILE No: DA2022/0463

Application lodged	7 September 2022
Applicant	J Matthews
Owner	Raad Property Acquisition NO 65 Pty Ltd
Application No.	DA2022/0463
Description of Land	276-282 Parramatta Road & 60-68 Hampstead Road Auburn, NSW 2144 Lot C DP 26290, Lot B DP 26290, Lot D DP 26290, Lot E DP 26290, Lot 16 DP 2867 & Lot 17 DP 2867
Proposed Development	Demolition of existing structures and construction of a seven (7) storey building comprising of specialised retail premises and a hotel over basement car parking within Stage 1, and partial demolition of structures and construction of temporary loading bay within Stage 2 – of approved Concept approval for mixed use development
Site Area	7,720.1 square metres
Zoning	E3 Productivity Support
Disclosure of political donations and gifts	Nil disclosure
Heritage	The site is not identified as a heritage item, is not within a heritage conservation area and is not in proximity to any heritage items
Principal Development Standards	<u>Building height</u> Control: max. 27m Proposed: max. 29.23m <u>Floor space ratio</u> Control: max. 1.5:1 specialised retail premises max. 3:1 office premises & hotel and motel accommodation Proposed: specialised retail premises – 0.9:1 hotel and motel accommodation – 0.87:1
Issues	<ul style="list-style-type: none"> - Building height exceedance - Provision of continuous awnings - Shortfall in car parking spaces - Flooding - Temporary loading dock

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SUMMARY

The following information is provided, as an addendum to the Assessment Report for DA2022/0463, for the consideration of the Sydney Central City Planning Panel (SCCPP).

Development Description

The development description has been amended to reflect the proposed development more accurately:

Demolition of existing structures and construction of a seven (7) storey building comprising of specialised retail premises and a hotel over basement car parking within Stage 1, and partial demolition of structures and construction of temporary loading bay within Stage 2 – of approved Concept approval for mixed use development.

Subject Site

Clarification is provided in relation to the legal description of the subject site, as detailed in the Assessment Report.

The subject site comprises the following parcels of land:

LOT & DP	PROPERTY ADDRESS
Lot C DP 26290	276-278 Parramatta Road, Auburn
Lot B DP 26290	280-282 Parramatta Road, Auburn
Lot D DP 26290	60-68 Hampstead Road, Auburn
Lot E DP 26290	
Lot 16 DP 2867	
Lot 17 DP 2867	



CUMBERLAND
CITY COUNCIL

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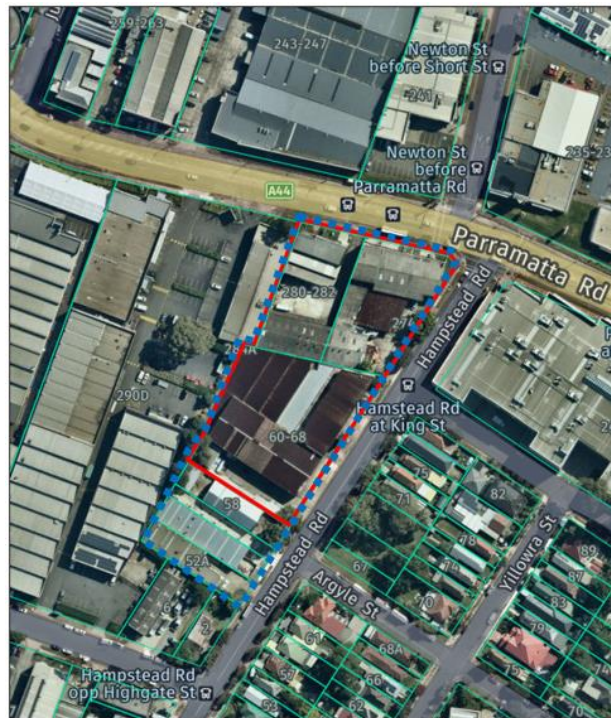


Figure 1: Locality & Aerial Perspective – Concept Approval area denoted by blue dash and subject site in red outline (Source: Nearmap, 2023) – derived from Assessment Report

It is acknowledged that this administrative error has not impacted the validity of the development assessment as detailed in the Assessment Report, which has considered Lot 16 DP 2867 and Lot 17 in DP 2867 and the development proposed across these lots.

Demolition

Clarification is provided in relation to the extent of demolition works proposed, as detailed in the Assessment Report.

Consent is sought for the demolition of the existing buildings on Lots B and C, in their entirety and the partial demolition of the existing building across Lots D and E. The portion of the building to be retained is proposed to be utilised as a temporary loading dock to service the proposed mixed use development. In order to facilitate the proposed temporary loading spaces, consent is also sought to demolish existing planter walls across Lots 16 and 17.

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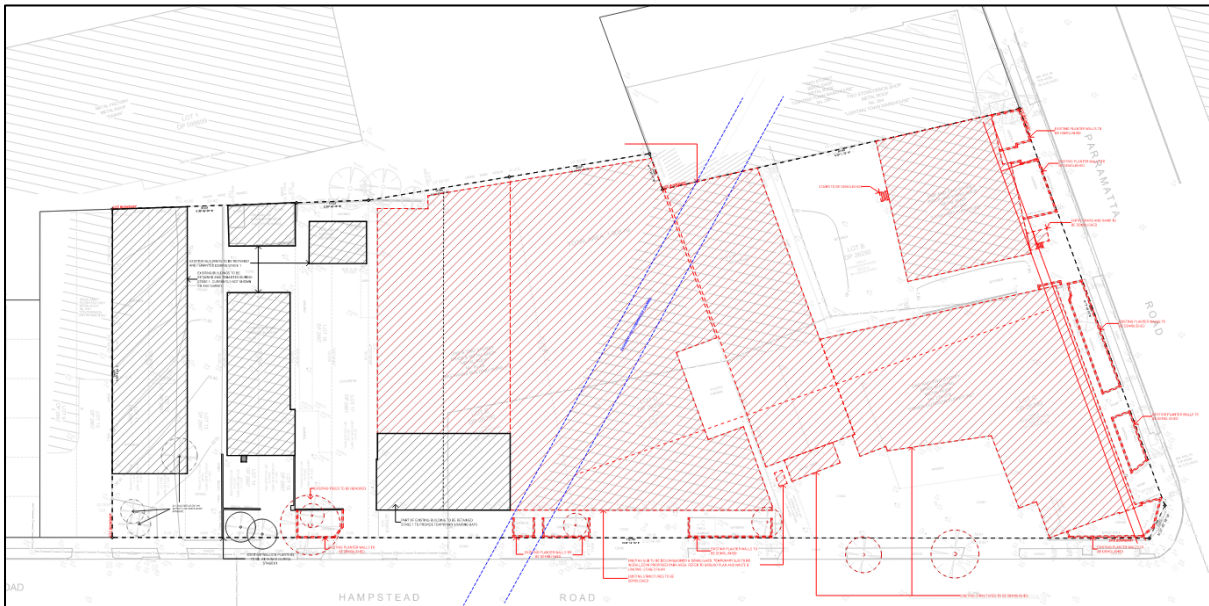


Figure 2: Demolition Plan extract (Source: Smith & Tzannes, 2023)

Notification

Confirmation is provided that the development application has been publicly notified in accordance with the provisions of Schedule 1 Part 1 (Mandatory community participation requirements) of the *Environmental Planning and Assessment Act 1979* (EP&A Act) and the Environmental Planning and Assessment Regulation 2021.

Lot 16 DP 2867 and Lot 17 in DP 2867 are encompassed in the property description '60-68 Hampstead Road, Auburn' as listed on both issued notification letters. There is no mandatory legislative requirement for the property Titles to be provided on the notification letter.

Notice of Determination

Please refer to the attached revised Notice of Determination, which includes the requested clarification on the NSW Police Referral and the Crime Prevention Through Environmental Design (CPTED) Report.

For clarity, the NSW Police Referral has been deleted from the list of endorsed documents, noting that it is advisory only. The recommendations of the Referral have been considered as part of the assessment and are covered by the submitted CPTED Report.

A deferred commencement condition has been recommended requiring the Applicant to provide Council with documentation confirming compliance with the recommendations of the CPTED Report, including the requirement for a Plan of Management (PoM). An enforcement condition for the PoM is also recommended within the section of during the ongoing use of the development.



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ATTACHMENTS

1. Notice of Determination