

Record of Kick-Off Briefing Sydney Central City Planning Panel

PANEL REFERENCE, DA NUMBER & ADDRESS	PPSSCC-415 – City of Parramatta – DA/127/2015/C – 2-6 Helen Street and 17 Park Avenue, Westmead
APPLICANT / OWNER	Uniting (NSW.ACT)
APPLICATION TYPE	Section 4.55(2) Modification to DA/127/2015 for staged development involving the demolition of existing structures, tree removal and construction of 5 buildings containing a residential aged care facility and independent living units pursuant to State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004, a childcare centre, ancillary services with associated basement car parking, drainage and landscaping works. The modification seeks to amend the unit mix and layout of the Independent Living Units within Buildings C, D and E including associated amendments to the facades, additional basement level, landscaping and building height. The modification also proposes a pool to be located centrally within the site. The application also seeks to amend the staging of the development, with approved Stages 2 and 3 consolidated into a single stage.
REGIONALLY SIGNIFICANT CRITERIA	Section 4.55(2) Modification
BRIEFING DATE	23 March 2023

ATTENDEES

APPLICANT	Graeme Fielden, David Ryan, Belinda Barrie, Alexander Batten, Zoe Spurway, Ambrus Biro
PANEL CHAIR	Abigail Goldberg, Steve Murray
COUNCIL OFFICER	Denise Fernandez, Myfanwy McNally, Claire Stephens
CASE MANAGER	Kate McKinnon

DA LODGED & DAYS SINCE LODGEMENT: 11 January 2023 (71 Days)

TENTATIVE PANEL BRIEFING DATE: Requirement not currently anticipated

TENTATIVE PANEL DETERMINATION DATE: Within 250 day target

ISSUES LIST

Chair reviewed attendance and introduced Kick Off Briefing purpose and process.

Applicant

- Applicant outlined the original DA and development history of the site and provided a summary of amendments sought under the proposed modification.
- The Applicant described the key considerations of the proposal including:
 - increase in height of buildings arising from detailed design (DD) stage of the project's development and inclusion of services and lift infrastructure.
 - additional Gross Floor Area (GFA).
 - visual and acoustic privacy.
 - landscaping and Deep Soil Areas.
 - access.
 - proposed pool.

Council

- Council advised that they have prepared and provided an RFI to the Applicant which addresses a number of issues raised in the Applicant's briefing.
- Council advised that they will seek to have the further details requested by the Panel regarding building height addressed in documentation returned by the Applicant and will include assessment of this within their final assessment report.
- Notification period concluded - no submissions received.

Panel

- The Chair questioned the extent of the building height increase for Building 5 and requested that the Applicant's response to Council's RFI clearly outline the reason for variation in building heights and include the provision of plan(s) that demonstrate the extent of building height intrusion and modification to the originally approved design.
- The Chair noted that given no submissions were received that the matter will proceed to Electronic Determination.

Note:

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.