

Record of Kick-Off Briefing Sydney Central City Planning Panel

PANEL REFERENCE, DA NUMBER & ADDRESS	PPSSCC-431 – Cumberland – DA2022/0790 – 2 Joyner Street, Westmead
APPLICANT / OWNER	Applicant: Hilltop Childcare Owner: Tony Harb & John Harb
APPLICATION TYPE	Demolition of existing structures and construction of a six (6) storey mixed use development comprising of four (4) ground floor commercial tenancies and a 152 place multi-level child care centre with basement car parking and signage
REGIONALLY SIGNIFICANT CRITERIA	CIV > \$5M - Private infrastructure and community facilities
CIV	\$ 11,377,431 (excluding GST)
BRIEFING DATE	13 April 2023

ATTENDEES

APPLICANT	Jonathon Wood
PANEL	Abigail Goldberg (Chair), Steve Murray, David Ryan, Glenn Elmore
COUNCIL OFFICER	Shaylin Moodliar, Michael Lawani, Esra Calim
CASE MANAGER	Kate McKinnon
PLANNING PANELS SECRETARIAT	Sharon Edwards

DA LODGED & DAYS SINCE LODGEMENT: 22 January 2023 (81 days)

TENTATIVE PANEL BRIEFING DATE: Requirement not currently anticipated

TENTATIVE PANEL DETERMINATION DATE: Within 250 day target

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

Applicant

- The applicant provided description of proposed development, site location and context.
- The applicant advised that the proposed development does not directly interface with the development on northern boundary and overlooks driveway and landscaping only.

Council

- Council's issues include:
 - Floor space ratio – department of education have requested an information check on indoor and outdoor spaces in order to issue concurrence.
 - Road widening as provided for within the DCP is not shown on the survey plan or in calculation of site area.
- Notification concluded - no submission received

Panel

- Panel noted that 5 levels of childcare will likely generate noise given the scale and height of the development and noted that this could potentially adversely impact surrounding amenity. The panel advised that the applicant and Council should ensure this is comprehensively addressed within the development application and assessment.
- The panel noted some concern over height of balustrades proposed on balconies and potential safety implications for children.
- The panel sought information on the interaction of the proposed development with the property next door (to the North).
- The panel recommended that the resolution of any FSR calculation discrepancy be worked through before presentation to the panel for determination, particularly if a 4.6 variation is subsequently required.
- The panel targets determination of RSDAs within 250 days. The chair recommends that the applicant and Council expedite their efforts to facilitate amendments or additional information required to allow Council to complete their assessment. The panel will determine development in the form it is presented at or prior to 250 days.

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.