

Record of Kick-Off Briefing Sydney Central City Planning Panel

PANEL REFERENCE, DA NUMBER & ADDRESS	PPSSCC-444 – Cumberland – DA2023/0164 – 7 Hyland Road, Greystanes
APPLICANT / OWNER	Applicant: Sydney Marae Alliance/Urbis Owner: Cumberland City Council
APPLICATION TYPE	The proposed development is the construction and operation of a multi-purpose community facility known as the Sydney Māori Cultural Centre.
REGIONALLY SIGNIFICANT CRITERIA	CIV > \$5M - Council interest
CIV	\$7,324,210 (excluding GST)
BRIEFING DATE	25 May 2023

ATTENDEES

APPLICANT	Rosie Sutcliffe, Kiri Barber, Amber Tamaka
PANEL	Abigail Goldberg (Chair), Steve Murray, David Ryan
COUNCIL OFFICER	Haroula Michael, Esra Calim, Ali Hammoud (consultant), Rashika Rani
CASE MANAGER	Lillian Charlesworth
PLANNING PANELS SECRETARIAT	Sharon Edwards

DA LODGED: 28 March 2023

DAYS SINCE LODGEMENT: 58 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 context and proposed materials and finishes
- No HOB or FSR controls apply, bushfire prone land
- Flood prone land. Consultant report suggests Council flood studies may be incorrect – flood levels and their implications to be confirmed
- Proposed multi-purpose community facility with 116 parking spaces (117 spaces required by DCP) on council owned open space with an agreement to lease (to be confirmed 2.25ha for 20 years)
- Lease area may be extended to reflect the DA – under negotiation
- Two heritage items in proximity of the site are not anticipated to be impacted
- All removed trees intended to be replaced
- Consultation with local Aboriginal community has occurred in past and is ongoing
- Notification begins today and ends 22 June

Council

- A consultant is undertaking the assessment to ensure independence as the site is owned by Council
- Process of internal and external referrals has commenced.
- So far comments from RFS are supportive and Endeavour Energy and NSW Police have no concerns. Internal council referrals for tree, waste, building and parks are pending. Anticipated that an RFI will follow
- Adjoins mix of residential, open space and industrial uses. Amenity impacts are not anticipated although 7 day extended operating hours are proposed, the response to which will be tested through the exhibition process

Panel

- What happens to the facility at the end of the 20-year lease? Council's property team to clarify lease terms
- The car parking area appears to not be part of the current lease area - this needs to be resolved.
- Flood study results to be confirmed and agreed with Council. Reassurance required regarding flooding impacts e.g. potential escape routes, adequate elevation etc.
- Noise may be a potential issue for adjoining residential land and other users over prolonged operating hours
- The panel targets determination of RSDAs within 250 days. The chair recommends that the applicant expedite their efforts to facilitate amendments or additional information required by Council to allow them to complete their assessment.

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.