

## Record of Kick-Off Briefing Sydney Central City Planning Panel

<b>PANEL REFERENCE, DA NUMBER &amp; ADDRESS</b>	PPSSCC-445 – Cumberland – MOD2022/0405 – Butu Wargun Drive, Pemulway
<b>APPLICANT / OWNER</b>	Applicant: UPG PTY Ltd/Bathla Owner: Boral Resources (NSW) Pty Ltd
<b>APPLICATION TYPE</b>	Section 4.55(2) modification for various amendments to the approved residential flat buildings including reconfiguration of Block A, addition of private rooftop courtyards to all upper level units, changes to internal layout of units and external building facades, increase in overall building heights, refinement of waste collection and landscaping design.
<b>REGIONALLY SIGNIFICANT CRITERIA</b>	S4.55(2) Modification Application
<b>CIV</b>	\$66,041,570 (excluding GST)
<b>BRIEFING DATE</b>	25 May 2023

### ATTENDEES

<b>APPLICANT</b>	UPG / Bathla: Kean Lyn
<b>PANEL</b>	Abigail Goldberg (Chair), David Ryan, Steve Murray, Ola Hamad, Glenn Elmore
<b>COUNCIL OFFICER</b>	Roy Wong, Harley Pearson, Esra Calim
<b>CASE MANAGER</b>	Lillian Charlesworth
<b>PLANNING PANELS SECRETARIAT</b>	Sharon Edwards

**DA LODGED:** 23 December 2022

**DAYS SINCE LODGEMENT:** 153 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 their description of the proposed modification application, site context and proposed revised materials and finishes
- NW corner easement has been relocated underground but easement has increased and resulted in a shorter Building A with loss of 5 units and 4 units relocated
- Reduction of GFA by 594sqm
- Lift added, loading bays reconfigured, waste storage area added
- Retaining walls removed at request of Sydney Water
- Change to boundary will reduce the area of public open space
- Building F now has full floor design versus stepped back design
- The area under the former overhead wires is shown on the landscape lands as open space. The area is not accessible to the public
- Additional rooftop height is due to introducing 500mm soil for plantings instead of using artificial grass.

### **Council**

- Lack of clarity over proposed changes. The description in the SEE does not correspond to the presentation made by the applicant, or the description in the planning portal
- Applicant also needs to clarify with council any proposed increase in building height due to rooftop courtyards
- Notification concluded - 4 submissions received
- Existing public open space was dedicated as part of the original DA.

### **Panel**

- Applicant is to clarify with Council and the panel secretariat the correct description and details of the modification application
- Also require clarification of impacts on adjoining public open space where boundary changes are proposed, given the VPA, and in the area where overhead electrical wiring will remain
- Applicant to clarify changes to Building F, and any other buildings
- Changes to rooftop gardens to be clarified
- The panel targets determination of RSDAs within 250 days. The chair recommends that the applicant expedite their efforts to clarify the application and provide 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.