

Record of Kick-Off Briefing Sydney Central City Planning Panel

PANEL REFERENCE, DA NUMBER & ADDRESS	PPSSCC-446 – Blacktown – DA-23-00337 – 30 First Avenue, Blacktown
APPLICANT / OWNER	Applicant: UPG Pty Ltd/Bathla Owner: Sneh and Samisha Pty Ltd
APPLICATION TYPE	Construction of a 21 storey commercial tower including basement car parking, shops, function centres, offices, stormwater drainage, landscaping and site works. Hours of operation: - retail premises (shops) 7am to 10pm - function centre 10am to 12am (midnight) - office use 7.30am to 9pm
REGIONALLY SIGNIFICANT CRITERIA	Capital Investment Value > \$30M
CIV	\$33,690,315 (excluding GST)
BRIEFING DATE	15 June 2023

ATTENDEES

APPLICANT	Vandana Vandana, Kean Lim, Ladan Pandarathil, Weihui (Vera) Huang
PANEL	Abigail Goldberg (Chair), David Ryan, Steve Murray, Chris Quilkey, Moninder Singh
COUNCIL OFFICER	Judith Portelli, Shakeeb Mushtaq, Olivia Betts
CASE MANAGER	Lillian Charlesworth
PLANNING PANELS SECRETARIAT	Sharon Edwards

DA LODGED & DAYS SINCE LODGEMENT: 1 May 2023 (45 Days)

TENTATIVE PANEL BRIEFING DATE: Council to advise if further briefing required as assessment progresses

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 the site's context, applicable planning controls, the proposed development, concept design principles and proposed materials and finishes.
- The applicant advised that the proposed function centre is for booked functions (e.g. weddings) only and will not be utilised for walk in services. The applicant advised functions are anticipated to occur 3-4 nights per week.
- The applicant advised that proposed parking is based upon 1 space per 40m² of function centre floor area with concession sought for the development as a whole due to proximity to the train station.
- The applicant advised that setbacks to neighbouring residential developments are approximately 3m from the building's core and 6 metres to the remainder of the building. The 6m portion is proposed to allow solar access to neighbouring site.
- The applicant advised they had previously sighted a report regarding demand for non-residential development in the area (specifically for hotel uses) and noted that there are a number of hotels proposed in the area. Demand for office and function space was however identified, and they were seeking to address this demand.

Council

- Council noted that external referrals have been undertaken, including Jemena, TfNSW, Sydney Trains, NSW Police, Fire & Rescue NSW and WaterNSW.
- Council advised that WaterNSW rejected initial referral as the proposal will require the support of a groundwater assessment report given the potential for aquifer interference by the proposed basement/s.
- Council advised that internal referrals that remain outstanding include engineering, open space, building and the city architect (noting that the city architect provided significant comments at pre lodgement stage).
- Council advised that they have concerns with a number of the submitted the reports and documentation including:
 - Site contamination report – insufficient information and inconsistent information
 - Geotechnical report – significant inaccuracies and inconsistent information
 - Acoustic report – potential vibration impact inadequately addressed
 - Construction management plan - issues with parking and access and related matters
 - Cost of works – Council require more detailed breakdown
- A feasibility report/ economic development analysis is to be requested to demonstrate viability of the proposal and that vacant space will not result due to lack of demand. Council will seek to understand how the applicant will incorporate flexibility within the proposed development (whilst satisfying both parking and BCA requirements) to provide for both short and long term uses and alternatives.
- Council are currently preparing an RFI but are awaiting outstanding referrals prior to providing to applicant.

- Council advised they are in the process of assessing the proposal's 4.6 variation which includes an approximate 3.6% height exceedance. Council noted the exceedance includes plant/equipment but also usable space above the height limit.
- Notification ongoing - one submission received to date raising significant comments.

Panel

- The panel enquired as to what type of function centre is proposed (bookings or walk in), proposed parking calculations and frequency of functions proposed (nights per week) (*response noted above*).
- The panel questioned the separation distances between the proposed development and neighbouring residential developments and sought to understand the development's acoustic and solar access impacts.
- The panel noted that the response from Sydney Trains regarding the single skin fenestration and how this will be impacted by rail acoustics is required. Similarly the reflective nature of the proposed glass may affect rail operations.
- The chair noted the application is still relatively recent but acknowledged that Council's assessment is quite progressed.
- The chair noted that Council have raised a number of concerns with the submitted DA package and encouraged the applicant to commence analysing and preparing revisions to their documentation in anticipation of the formal RFI so that inconsistencies and inaccuracies for example are rectified ASAP.

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.