

Record of Kick-Off Briefing Sydney Central City Planning Panel

PANEL REFERENCE, DA NUMBER & ADDRESS	PPSSCC-470 – Cumberland – DA2023/0178 – 1 Crescent Street, Holroyd
APPLICANT / OWNER	Applicant: Urbis/Tiberius Pty Ltd Owner: Tiberius (Holroyd) Holdings Pty Ltd
APPLICATION TYPE	Section 4.22 Concept Development Application for Building envelopes for a mixed use development comprising seven (7) tower buildings, comprising a mix of residential, commercial, and retail uses, integrated car parking levels, new internal private road, pedestrian and vehicle access and a new public park.
REGIONALLY SIGNIFICANT CRITERIA	Capital Investment Value > \$30M
CIV	\$603,588,905 (excluding GST)
BRIEFING DATE	10 August 2023

ATTENDEES

APPLICANT	Finn Smith, Huw Williams, Jason Fraser, Derek Scholes, Lucas Flecha, Tim Blythe, Ken Hollyoak
PANEL	Abigail Goldberg (Chair), David Ryan, Steve Murray, Ola Hamad
COUNCIL OFFICER	Haroula Michael, Esra Calim, Rashika Rani, Michael Lawani
CASE MANAGER	Kate McKinnon
PLANNING PANELS SECRETARIAT	Sharon Edwards

DA LODGED & DAYS SINCE LODGEMENT: 31 March 2023 (132 days)

TENTATIVE PANEL BRIEFING DATE: To be determined in consultation with Council

TENTATIVE PANEL DETERMINATION DATE: Within 250 day target

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

Applicant

- The Applicant noted that this site has been through a detailed planning proposal which established zoning, FSR and building height for the site. The applicant advised that this was basis upon which this concept plan was developed, and that approval is sought for building envelopes only – with works to be approved under subsequent future DAs.
- The applicant provided a summary description of the site, site constraints and opportunities and general design principles.
- The applicant advised that in consistency with commitments made under the planning proposal, connection to public transport is to be provided via a shuttle to proximate train stations and cycle linkages to Harris Park train station.
- The applicant advised that vehicular access has been consolidated to minimise impacts to street frontages.
- The applicant advised that a VPA is being finalised with DPE which involves dedication of the proposed Park to Council.
- The applicant outlined orientation and façade treatments proposed for buildings 4 and 5 seeking to address solar access, cross ventilation and acoustic barrier to adjacent trainline.
- The applicant confirmed that the proposed scheme is consistent with height limits established under the Planning Proposal.
- The applicant advised that all traffic movements have been modelled and have been found to be sufficient in achieving traffic management compliance.
- A 4.6 variation has been lodged with respect to FSR. The applicant advised that in totality when aggregating FSR across the site compliance is generally achieved. The applicant stated that through the design process of the concept plan, FSR has been reallocated to achieve better design outcome.
- The applicant noted that Council prepared the Draft site specific DCP based on an early masterplan. The applicant noted significant inconsistencies with the current concept plan and proposed DCP. The applicant has made a submission in this regard to the Draft DCP which is currently on exhibition.
- The applicant stated that under the LEP, there is a requirement for either a site specific DCP or a concept plan DA. The applicant advised that they are pursuing the concept plan pathway but are willing to work with Council to achieve an effective DCP for the site also.
- The applicant advised that elevated planter beds are included on top of parking structures. Only one level of basement parking is provided due to site contamination.
- The applicant advised that Class 1 proceedings (deemed refusal) have been recently commenced.

Council

- Council advised that they are awaiting the return of external and internal referrals including:
 - TfNSW
 - Concurrence from Planning Secretary
 - Council's Development Engineer

- Council's Waste Officer.
- A number of internal referrals have been returned, each seeking further information to be provided to applicant by way of an RFI, including:
 - Environmental Health
 - Council's Tree Management Officer
 - Landscaping.
- Council advised that at the current stage of the planning assessment, the following high level planning issues and considerations are noted:
 - 4.6 variation lodged for FSR on eastern side of proposal
 - RFI to be provided regarding heights of buildings
 - RFI to be provided with respect to the site survey noting that a creek is shown
 - Go Get car share scheme to be provided as indicated in Transport Management Plan
 - Owner's consent is required for bridges that connecting to Council's sportsground to the North.
- Application to be referred to Council's Design Excellence Panel – currently scheduled for 21st of August.
- Notification of RSDA concluded – two submissions received.
- Council noted that a Draft DCP (specific to the proposed site) is currently on exhibition - concluding today.

Panel

- The Panel queried or sought further information regarding:
 - Public, active and accessible transport linkages and opportunities.
 - Proposed vehicular access points to the precinct.
 - Intentions for dedication (or otherwise) of proposed park.
 - Traffic and transport management.
 - Submitted 4.6 variation to FSR.
 - Proposed orientation of building envelopes 4 and 5 (including consideration of solar access to the southern façades of these buildings).
 - Proposed elevated planter beds.
- The chair requested that the Secretariat seek information on the status and indicative timeframes for resolution of the VPA for the proposal.
- The panel targets determination of RSDAs within 250 days. The chair recommends that the Council expedite their efforts to provide their RFI and that the applicant facilitate amendments or additional information required by Council to allow them to complete their assessment. The panel may 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.