

Record of Kick-Off Briefing Sydney Eastern City Planning Panel

PANEL REFERENCE, DA NUMBER & ADDRESS	PPSSEC-213 - DA-2022/196 - 1A Dunmore Street North, Bexley NSW 2027, 1B Dunmore Street North, Bexley NSW 2027, 1C Dunmore Street North, Bexley NSW 2027, 38 Albryn Street, Bexley
APPLICANT / OWNER	Richard Huynh
APPLICATION TYPE	Demolition of existing dwelling at 1A Dunmore St Nth and gravel car park next to heritage listed church building; Alterations, additions and change of use of the existing church hall to a childcare facility with capacity for 49 children operating 7:00am to 7:00pm Monday to Friday, construction of a two-storey multi-purpose hall, basement and at grade parking, bicycle parking, signage, tree removal and associated landscaping works
REGIONALLY SIGNIFICANT CRITERIA	CIV > \$5M - Private infrastructure and community facilities
KEY SEPP/LEP	State Environmental Planning (Policy Resilience and Hazards) 2021 State Environmental Planning Policy (Industry and Employment) 2021 Bayside Local Environmental Plan 2021
CIV	\$6,850,000 (excluding GST)
BRIEFING DATE	8 September 2022

ATTENDEES

APPLICANT	Richard Huynh, Kent Bull, Sumedh Kataria, Michael Rowe
PANEL	Carl Scully (Chair) and Jan Murrell
COUNCIL	Angela Lazaridis, Ben Latta and Luis Melim
CASE MANAGER	Alexandra Hafner

DA LODGED: 26 July 2022

RFI SUBMISSION DATE: Council will advise the Planning Panels Secretariat within 7 days of an RFI being issued to the Applicant.

TENTATIVE PANEL BRIEFING DATE: 3 November 2022

EXHIBITION DATES: 27 July to 10 August 2022

TENTATIVE PANEL DETERMINATION DATE: 1 December 2022

DISCUSSION ITEMS

- Introductions
- Applicant summary:
 - Construction of two storey multipurpose hall for the use of a place of public worship and a community facility, basement and at-grade parking, signage, tree removal and associated landscape works.
 - Restoration and adaptive reuse of the existing church hall for a childcare facility for 49 children and
 - Demolition of existing dwelling at 1A Dunmore Street North.
 - Existing locality context summary.
 - Pre-DA meeting held January 2022 – church must be retained, and the location of the new multi-purpose hall was not sympathetic to the heritage significance of the surrounding items. A recommendation was made for more trees and landscaping on site.
 - Proposed roof plane fronting Western elevation (Dunmore Street North) deals with solar access to adjoining residential development.
- 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 Eastern City Planning Panel and therefore future comment will not be limited to the detail contained within.

KEY ISSUES IDENTIFIED FOR CONSIDERATION

- Landscaping and canopy trees to screen/buffer proposed roof of western elevation.
- Carparking rates and transport (Council's DCP requires 9 spaces for the childcare centre, Church congregations on a weekend can use the childcare spaces).
- Separate DA for specialist disability accommodation in corner of site submitted. DDA compliant parking spaces will be located within the basement level. Interim access and parking arrangement proposed until both applications are lodged and determined concurrently. Access and parking is to be provided independently and insight to be provided as part of subject application and any potential conditions issued under a consent.
- Amenity impacts to adjoining residential development.
- Protection, retention and enhancing trees.
- Heritage protection and adaptive re-use. Proposed signage is not supported.
- Proposed elevation of building above ground level. Council's preference for basement to be partially contained under natural ground level to reduce the overall height. Accessibility would then be achieved at the ground level plane.
- Accessibility within the proposed childcare centre.
- Inconsistency between documents.

REFERRALS

Internal

- Building Surveyor
- Landscape Officer
- Environmental Health
- Heritage Advisor
- Address and Road Naming
- Tree Management Officer
- Urban Strategy
- Waste Management
- Development Engineer

External

- NSW Police
- SACL
- Sydney Water
- Ausgrid