

Record of Preliminary Briefing Meeting

PANEL REFERENCE & DA NUMBER	PPSSSH-153 – DA-1196/2023
APPLICANT OWNER	Warren Duarte The Trustee for Palms Hotel (Chullora) Property Trust
APPLICATION TYPE	Development Application
REGIONALLY SIGNIFICANT CRITERIA	Capital Investment Value > \$30M
KEY SEPP/LEP	State Environmental Planning Policy (Resilience and Hazards) 2021 State Environmental Planning Policy (Planning Systems) 2021 State Environmental Planning Policy (Sustainable Buildings) 2022 State Environmental Planning Policy (Transport and Infrastructure) 2021 State Environmental Planning Policy No 65—Design Quality of Residential Apartment Development State Environmental Planning Policy (Industry and Employment) 2021 Canterbury-Bankstown Local Environmental Plan 2023
CIV	\$ 77,126,796 (excluding GST)
MEETING DATE	20 November 2023

REQUIRED ATTENDEES

APPLICANT	Warren Duarte, Andrew Harvey, Naomi Ryan, Zachary Quintal, Michael Rodgers
PANEL MEMBERS	Annelise Tuor (Chair), Penelope Holloway, Glennis James
DECLARATIONS OF INTEREST	Charlie Ishac and Khal Asfour declared a conflict having attended a council meeting where the planning proposal for the site was considered.
COUNCIL OFFICER	Ian Woodward, Stephen Arnold, Michael Bonnici
CASE MANAGER	Lillian Charlesworth
DEPARTMENT STAFF	-

DA LODGED: 11 October 2023

DAYS SINCE LODGEMENT: 40 days

TENTATIVE PANEL BRIEFING DATE: TBD in consultation with council.

TENTATIVE PANEL DETERMINATION DATE: Within the 275-day timeframe

KEY MATTERS DISCUSSED:

The Panel notes the applicant presentation and matters discussed with the applicant and council during the briefing. In particular, the Panel notes:

- In 2023, a Planning Proposal for the site amended the zoning, height and FSR standards in the LEP and a site specific DCP was made.
- The Planning Proposal was accompanied by a VPA, which included the expansion and embellishment of Peter Reserve.
- The Planning Proposal included some properties, which are not included in the DA. The applicant has unsuccessfully attempted to purchase these properties, however, this needs to be further documented. Council should clarify why 185 Hume Highway was included in the rezoning, as it is not shown in the DCP. As an isolated site it will not realise its B6 zoning potential, and the owner will need to rely on existing use rights to undertake any future improvements to it as a single dwelling.
- The DA:
 - increases the number of buildings proposed compared to the DCP and reduces contiguous areas of open space at ground level,
 - separates the tavern and hotel building from other uses on site.
 - provides a pedestrian link to Peter Reserve.
 - provides a slip lane to the Hume Highway, which is the only access to parking for all buildings via an underground ramping network. TfNSW has given approval to the access arrangements and is not supportive of separate vehicle access to the site for residential and commercial uses.
- A height variation is sought due to the provision of a rooftop communal open space on Building B, which is to be serviced by two lifts that exceed the height standard. The roof top communal open space was not included in the Planning Proposal.
- The DA has been notified and only one public submission has been received. The applicant is seeking a copy from council.
- The DA was considered at a Design Review Panel meeting last week, that raised issues. The minutes are expected to be provided to the applicant on Thursday.
- Internal referrals are generally finalised. Engineering, waste and council's landscape architect have raised issues.
- The Panel will undertake a site inspection and assessment briefing in December.

Note:

Council is yet to undertake its full application assessment, and therefore future comment will not be limited to matters discussed at the preliminary briefing.