

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

<b>PANEL REFERENCE, DA NUMBER &amp; ADDRESS</b>	PPSSWC-331 – Camden – DA/2023/263/1 - 79 Central Avenue, Oran Park
<b>APPLICANT / OWNER</b>	Applicant: Greenfields Development Company No.2 Pty Ltd Owner: Perich Property Trust
<b>APPLICATION TYPE</b>	Construction of a five storey hotel building above ground floor retail tenancies and basement car parking as well as vehicle entry ramp and streetscape landscaping along Podium Way and other associated works.
<b>REGIONALLY SIGNIFICANT CRITERIA</b>	Capital Investment Value > \$30M
<b>CIV</b>	\$ 55,918,111 (excluding GST)
<b>BRIEFING DATE</b>	5 June 2023

### ATTENDEES

<b>APPLICANT</b>	Michael Rodger, Mick Owens, Michael Viskovich, Todd Cramer, Doug Southwell, Rebecca Hawkett
<b>PANEL</b>	Justin Doyle (Chair), Louise Camenzuli, David Kitto, Sue Francis, Michael Mantei
<b>COUNCIL OFFICER</b>	Jordan Soldo, Ryan Pritchard, Jamie Erken
<b>CASE MANAGER</b>	Kate McKinnon
<b>PLANNING PANELS SECRETARIAT</b>	Sharon Edwards

**DA LODGED & DAYS SINCE LODGEMENT:** 10 May 2023 (26 days)

**TENTATIVE PANEL BRIEFING DATE:** Requirement not currently anticipated

**TENTATIVE PANEL DETERMINATION DATE:** November 2023

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

#### **Applicant**

- The applicant provided description of the site context and precinct and outlined the proposed development.
- The applicant advised that at this stage the intention is for the pool to be utilised by guests only, it may also be available for non-guests who were utilising its facilities.
- The restaurants would be open to the general public.

#### **Council**

- Council advised the application is a proposal for the site of a previous application that was withdrawn pending progress with the DCP. The DA for the new hotel has been prepared against a background of work by the Applicant and the Council in relation to a revised DCP which takes into account a reconfiguration of the adjacent Town Square that identifies the subject site as a hotel.
- Exhibition of the DA is occurring concurrently with the exhibition of the DCP. No submissions have yet been received.
- The council advised that the restaurants are being considered as ancillary to the hotel but is in any event a permissible use in the zone.
- Council provided indicative timing for the determination of the DA as being November 2023, or potentially earlier.

#### **Panel**

- The panel noted that:
  - Given the central location of the facility, its success will be important for the positive growth of the Oran Park township;
  - The presentation of the proposal to the park and the street, and particularly its engagement with the adjacent public spaces will be important not only for the success of the hotel, but also for the Oran Park town centre. It should be a key issue of the assessment.
  - That the development of the ground floor as an inviting destination for the public is therefore important. Design might consider how the First Level facilities could be available as a social destination for the area.
  - the plant enclosure that is proposed entirely above the maximum permitted height plane is extensive running for most of the length of the proposal. It would need to be justified, noting the potential for precedent. The Panel queried why so much plant was required (the Applicant said it was for a “smoke reservoir associated with the fire risk mitigation associated with the atrium design).
- The panel advised that if no submissions are received, the matter should proceed to determination at the final briefing. An interim briefing is only required if significant changes are made to the design, or if any emphasis in the DCP emerges.

#### **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 Western City Planning Panel and therefore future comment will not be limited to the detail contained within.