

Stephen Dobell-Brown  
By email: matthewndb@gmail.com

Dear Mr Dobell-Brown,

**Re: RZ-5/2021 Lot 2 DP 1074727 Fifteenth Avenue, West Hoxton**

Please see below a response to the points raised in your request for additional information dated 23 February 2022.

**A. Owner's name and applicant's name, for evaluation of any potential conflict of interest.**

Council records indicate the owners of the site to be Dalco (NSW) Pty Ltd and Covo Positano Pty Ltd. The proponent for the Planning Proposal is Fabrizio D'Alfonso who is a director of Dalco (NSW) Pty Ltd.

**B. Updated Bushfire Report: The report dated 16-3-21 does not examine the closer proximity of the proposal petrol storage structures to the existing electricity transmission lines and the neighbouring parkland, that is now proposed by the applicant.**

The Bushfire Report was submitted for DA-750/2021 and is being assessed as part of that separate application. At this stage of the planning proposal process, Council does not consider it necessary to request a further Bushfire Report.

**C. Landscape Plan.**

Council does not consider a Landscape Plan necessary for the assessment of the planning proposal, which relates to the key site polygon. A Landscape Plan would have been submitted for DA-750/2021 which is currently under assessment separately.

**D. Any comment received from Western Sydney Parklands Authority.**

Council has not referred the planning proposal to any state agencies or authorities for comment. This will be done at the public exhibition stage, should the proposal receive a Gateway Determination in support of the planning proposal.

State agencies to be consulted will be determined by the conditions set by DPE within the Gateway Determination.

**E. Social Impact Assessment, as mentioned on page 15 of the Planning Proposal.**

The referenced Social Impact Assessment (SIA) in the planning proposal request was submitted as part of DA-750/2021. A copy of the SIA is provided.

**F. Any comment received from the Authority responsible for the electricity transmission lines that border the southwest side of the subject site.**

Council has not referred the planning proposal to any state agencies or authorities for comment as outlined in the response to point D.

**G. Any available details of community consultation as mentioned on page 23 of the Planning Proposal.**

Given the minor nature of the planning proposal, Council did not conduct any pre-Gateway community consultation. Community consultation will be undertaken following a Gateway Determination in support of the planning proposal. The community consultation could have been undertaken separately by the proponent. If this is the case, this can be detailed by the proponent team within the LPP meeting.

**H. Advice on the permissibility of “convenience store” of the fact that such a use is not included in the Key Sites Provision yet is proposed in the Planning Proposal.**

An assessment of the convenience store including whether this is an ancillary use to the service station will be carried out as part of DA-750/2021.

**I. Advice on the Wildlife Buffer Zone – SEPP (Western Sydney Aerotropolis) 2020 that is apparently applicable to the subject site.**

The site is located within the 13km Wildlife Buffer Zone however is not a relevant development as defined in Clause 21 of the SEPP (Western Sydney Aerotropolis) 2020 and therefore does not require a wildlife hazard assessment.

**J. Advice on the compatibility issues regarding the proposed close proximity of a childcare centre to a service station.**

Council's Community Planning officer has advised the location of the child care centre poses safety concerns given the environmental and traffic conditions associated with a service station and major road nearby. These issues are specifically dealt with in Clause C2 and C4 of the Child care Planning Guideline and have been raised in the assessment of DA-750/2021.

**K. Traffic report and advice on traffic and access issues such as the request for further information as mentioned in the LPP Report.**

The referenced Traffic Report in the planning proposal request was submitted as part of DA-750/2021. A copy of the report is provided.

Council's Traffic section has raised concerns with access given the future intended role of Fifteenth Avenue and associated upgrades around this section of the road. These concerns were discussed at two meetings held with the proponent. In these meetings, Council requested plans showing the access arrangement for the site in the interim, and once the Fifteenth Avenue upgrades were completed. These plans will in the first instance allow Council to consider and assess the suitability of access off Fifteenth Avenue.

Should you require any further information on this matter, please contact me on [aboshl@liverpool.nsw.gov.au](mailto:aboshl@liverpool.nsw.gov.au).

Yours sincerely,

  
**Lilyan Abosh**  
Strategic Planner