

RECORD OF BRIEFING MEETING

SYDNEY WESTERN CITY PLANNING PANEL

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| MEETING DATE / TIME | 13 November 2017 11.30am to 12.15pm |
| LOCATION | Liverpool City Council |

ATTENDEES

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| PANEL MEMBERS | Bruce McDonald – Acting Chair Nicole Gurran Lindsay Fletcher Tony Hadchiti Karress Rhodes |
| COUNCIL ASSESSMENT STAFF | George Nehme Lina Kakish Michael Oliveiro Nelson Mu |
| OTHER | Suzie Jattan – Panel Secretariat |

BRIEFING MATTER:

Panel Reference: 2017SSW057 - LGA: Liverpool City, DA Number: DA-767/2017, Project Title/Description: The first stage of the development of the Town Centre Core of Edmondson Park South. The first stage of the development of the Town Centre Core of Edmondson Park South to provide a mixed use development with ground floor commercial spaces and community uses and construction of a residential and commercial podium with commercial and residential space including six RFB's, all above two levels of basements car parking. Civil engineering works to provide temporary site access, public domain works, landscape works and strata subdivision. Address / Location: LOT 1 CAMPBELLTOWN ROAD, EDMONDSON PARK NSW 2174

APOLOGY: Mazhar Hadid

CONFLICT OF INTEREST: Nil

SITE INSPECTION:

The following members attended site inspection:

Bruce McDonald – Acting Chair
Nicole Gurran
Lindsay Fletcher
Tony Hadchiti
Karress Rhodes

KEY ISSUES DISCUSSED:

- Activation of streets required, especially Soldiers Parade and Henderson Road
- Whole development to function as a 'place' – not a shopping centre

Planning Panels Secretariat

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- Applicant to clearly demonstrate how the street uses provide social interaction
- Design, over shadowing of Residential Precinct 1, COS areas and Childcare centre
- Stairs to Eat Street from Soldiers Parade, physical edge and accessibility
- Relocation of waste management from Basement level 2 to Basement 1
- Public Laneway to RFB's B06 and B07 requires activation/ treatment
- Compliance with concept plans as modified
- Compliance with ADG required, COS to comply, max number of units off circulation core
- Compliance with all associated plans and design guides applicable to the site
- Critical services provision to be confirmed before determination
- Close examination of the active areas especially street frontages, so large commercial tenancies do not inhabit social interaction within the town centre
- Confirmation of SIC Levy requirements
- Council resolution for John Edmondson Memorial to be included in Town Centre Core
- Conflict between retail and residential parking
- Consideration of deep soil areas
- DEP to consider Panel comments

The Panel attaches significant importance to these issues.