

MEETING DETAILS

MEETING DATE / TIME	Monday, 7 May 2018 Site inspection undertaken before meeting
LOCATION	Casula Powerhouse Arts Centre

BRIEFING MATTER(S)

2018SSW001 – Liverpool – DA1092/2017

250-260 Sixth Avenue Austral

Demolition of existing structures and construction of thirty-four townhouses and six 4-storey residential flat buildings containing 187 apartments, two private laneways, one internal and two external roads, and associated car parking and landscaping.

PANEL MEMBERS

IN ATTENDANCE	Justin Doyle (Chair), Nicole Gurran, Bruce McDonald, Tony Hadchiti, Mazhar Hadid
APOLOGIES	None
DECLARATIONS OF INTEREST	None

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	George Nehme Boris Santana Maya Elnazer Rodger Roppolo
OTHER	Kim Holt – Panel Secretariat

KEY ISSUES DISCUSSED

The current planning controls provide for a minimum of 25 dwellings per hectare (yielding a minimum density of around 61 dwellings for this 2.4 hectare site if the areas of the dedicated roads is deducted). This proposal is for 222 dwellings and complies with the LEP minimum.

However, while the control only imposes a minimum density, attention still needs to be given as to the capacity of the site to accommodate the proposed number of dwellings. It is also relevant to consider the capacity of local infrastructure to handle the resulting additional population and traffic (noting that there is no s.94 plan to provide for funding of new public facilities that would be required if the proposed density is replicated through the immediate area, and on similarly zoned sites in Austral and Leppington with the same distance from the station.

Given the distance from the station, the suitability of new development which is more than three times the minimum dwelling density will need to be considered carefully.

Attention might usefully be given to the densities permitted under the Growth Centres Code (adopted for the Growth Centres generally). The Panel understands that the densities anticipated under that document for “medium density areas” is 25 – 40 dwellings per hectare – significantly less than this DA proposal.

The Panel took note that Schedule 2 from the Liverpool Growth Centres DCP contains a building envelopes plan which includes heights which are not dissimilar from the proposal. However the envelopes plan displays narrower buildings with lower site coverage. The building envelopes plan is not however an exhibited document and may not provide a reliable guide to the building form intended for this area.

This DA highlights the urgent need for greater guidance in the available controls as to appropriate heights and densities for new development in the Leppington Major Centre. Indeed, the Panel has seen the same issue arise for recent applications made elsewhere in Liverpool and in the Camden part of the Growth Centre. The Panel is concerned that without reliable guidance neither developers nor consent authorities have an objective and consistent means to determine when the scale and form of proposal is acceptable, and are hampered in their endeavor to ensure consistent planning outcomes.

In relation to the particular built form of this proposal, an issue arises as to whether the site can accommodate the proposed 4th storey (particularly of the southwestern residential flat building) under the existing 12 metre height standard. Notably, around 1.5 metres of excavation seems to be proposed to allow for the extra level, but there remains a height breach. Consideration should be given as to whether that excavation is specifically appropriate for a level green field site.

The development will need to address the advice from the Council that the north-south road to the west should be relocated to the east so as to avoid flooding affectation. Relocation of the road will also exacerbate the problem of site isolation in relation to the property to the immediate west.

Detail should be given as to the proposed arrangement for management of the “private laneway”.

Concept approval for the childcare centre will require some attention to the suitability of the proposed site layout.

TENTATIVE PANEL MEETING DATE: TBC