

**RECORD OF SITE & BRIEFING MEETING**

SYDNEY WESTERN CITY PLANNING PANEL

**MEETING DETAILS**

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

**BRIEFING MATTER(S)****2018SSW006 – Liverpool – DA43/2018**

185 Fifth Avenue Austral

Demolition of existing structures and construction of four residential flat buildings comprising of 222 apartments (34 x one bedroom, 170 x two bedroom, 18 x three bedroom), two level basement carpark, and associated landscaping.

**PANEL MEMBERS**

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

**OTHER ATTENDEES**

<b>COUNCIL ASSESSMENT STAFF</b>	George Nehme Boris Santana Maya Elnazer Rodger Roppolo
<b>OTHER</b>	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 30 dwellings for this 1.2 hectare site if one deducts the area of the dedicated roads). This proposal is for 185 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 six 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 significantly less than 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.

Given the substantial non-compliance with the applicable height control (around 48%), a strong basis for any variation of the control under clause 4.6 would be essential given that the development is to be accommodated on a green field site with no apparent site constraints.

The proposal is unclear as to how it will address Council’s policy for creation of new roads along the boundaries of adjoining sites. The proposal appears to propose half of the roads on adjoining land. It is not clear how the roads will function if the development of the adjoining property is delayed.

**TENTATIVE PANEL MEETING DATE: TBC**