

SYDNEY WESTERN CITY PLANNING PANEL

MEMORANDUM

TO	Sydney Western City Planning Panel Chair
PANEL REFERENCE	PPSSWC-117
APPLICATION NUMBER	DA-790/2020
PROPOSED DEVELOPMENT	Consolidation of 5 lots into 2, construction of a 6-storey affordable housing residential flat building with 43 apartments and 1 level of basement parking, associated tree removal and landscaping to be used wholly for the purposes of affordable rental housing under the State Environmental Planning Policy (Affordable Rental Housing) 2009.
STREET ADDRESS	2 Hinkler Avenue, Warwick Farm; 2 McGirr Parade, Warwick Farm; 4 McGirr Parade, Warwick Farm; 11 Mannix Parade, Warwick Farm; and 13 Mannix Parade, Warwick Farm Lot 8 DP 36641, Lot 9 DP 36641, Cnr Lot 10 DP 36641, Lot 26 DP 36641, Cnr Lot 27 DP 36641
OWNER/ APPLICANT	Mecone NSW Pty Ltd / New South Wales Land and Housing Corporation
AUTHOR	Patrick Curmi – Senior Development Planner

Pursuant to Clause 4.33 (1) of the Environmental Planning and Assessment Act 1979 No 203:

- (1) A consent authority (other than the Minister) must not—*
(a) refuse its consent to a Crown development application, except with the approval of the Minister, or
(b) impose a condition on its consent to a Crown development application, except with the approval of the applicant or the Minister.

On 15 June 2021 the public determination meeting was held for DA-790/2020 in which three conditions of consent were recommended which New South Wales Land and Housing Corporation objected to. This memorandum advises that Council has conducted discussions with the applicant and both parties have agreed to the modification of one condition and removal of two conditions.

The following recommended conditions are deleted from Development Consent DA-790/2020:

Subdivision Plan Amendments

A 6m x 6m splay corner at the intersection of McGirr Parade with Hinkler Avenue and Mannix Parade is to be dedicated as road to Liverpool City Council.

Splay

Prior to occupation a 6m x 6m splay corner at the intersection of McGirr Parade with Hinkler Avenue and Mannix Parade is to be dedicated as road to Liverpool City Council on a plan of subdivision registered with the Land & Property Information Division of the Land & Property Management Authority. The dedication of road and subsequent registration shall be at no cost to Council.

The following recommended conditions of Development Consent DA-790/2020 are amended as follows:

Roadworks

Prior to the commencement of works for building or subdivision works the Certifying Authority shall ensure that engineering plans are to be prepared in accordance with the development consent, Liverpool City Council's Design Guidelines and Construction Specification for Civil Works, Austroad Guidelines, best engineering practice, for provision of the following within the site frontage:

- Demolish all existing driveways and laybacks, including reinstate kerb, gutter and footpath verge (site frontage)
- Minimum 1.5m wide concrete footpath paving (site frontage)
- Minimum 2.5m wide concrete footpath paving (Mannix Parade), with a pram ramp to suit.
- Removal of existing and construction of concrete kerb and gutter (Mannix Parade).
- ~~Removal of existing and construction of a bus stop, including shelter.~~

Note: All works shall be undertaken at no cost to Liverpool City Council.

Updated recommended conditions of consent have been provided to reflect the abovementioned changes.