

Record of kick-off Briefing Meeting

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| PANEL REFERENCE & DA NUMBER | PPSSWC-172 – Liverpool - DA-416/2021 |
| APPLICANT / OWNER | Nicholas Gazal / TGL Fast Food Investments Pty Ltd, Fashion Spree Investments Pty Ltd, The Grove Investments Pty Ltd |
| APPLICATION TYPE | Capital Investment Value > \$30M |
| REGIONALLY SIGNIFICANT CRITERIA | Clause 2, Schedule 7 of the SRD SEPP: Capital Investment Value > \$30M |
| KEY SEPP/LEP | State Environmental Planning Policy No. 55 – Remediation of Land State Environmental Planning Policy No. 19 – Bushland in Urban Area State Environmental Planning Policy No. 64 – Advertising and Signage State Environmental Planning Policy No. 65 – Design Quality of Residential Apartment Development Coastal Management SEPP Liverpool Local Environment Plan 2008 |
| CIV | \$86,565,950.00 (excluding GST) |
| SCHEDULED MEETING DATE | 16 August 2021 |

REQUIRED ATTENDEES

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| APPLICANT | Nicholas Gazal and Claire Burdett |
| PANEL CHAIR | Justin Doyle |
| COUNCIL OFFICER | Nabil Alaeddine and William Attard |
| CASE MANAGER | Alexandra Hafner |
| OTHER | Scott Timmons |

OTHER ATTENDEES

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| RSDA Team | Angela Kenna and Mellissa Felipe |
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ISSUES DISCUSSED

- Public exhibition is yet to occur. Council is yet to undertake a complete assessment of the application; the application is yet to be considered by the Sydney Western City Planning Panel and accordingly the issues the Panel that will be of interest to the Panel are not limited to the preliminary comments made herein.

KEY ISSUES FOR CONSIDERATION

1. The following issues identified by Design Review Panel were discussed as significant matters:
 - a. *Placemaking and connections* – including considerations of pedestrian permeability, through access, and amenity. Consideration should be given to how the pedestrian experience will interact with the planned built surroundings taking into account the prominence and location of carparks, and the connection of the proposed completed development with surrounding land.
 - b. The proposal for what the Applicant described as the 5,000sqm green heart of the development situated at the rear of the site, with no at ground carparking. This area is planned to create a sense of community, with multiple break out points.
 - c. The position of TfNSW in relation to the surrounding road network including the major intersection at Cumberland Highway. Issues were said to arise in relation to traffic design taking into account the 3.5m cross fall across the site, and the potential for traffic and pedestrian conflicts. The Applicant stated that central to the design was a planned separation of vehicles and pedestrians through a proposed tunnel network coming into the from Cumberland Highway and Viscount Place. Separation of the pedestrian and vehicle pathways is desirable as is the goal of removing queuing into below ground parking area.
2. Response of the DRP will be an important consideration in the assessment of the development. An early briefing to the Panel with the benefit of the DRP's feedback to the DA would assist the Panel in giving early feedback potentially to be incorporated into the design.
3. In association with that early briefing, the Panel Chair indicated an early site inspection would likely assist the Panel to provide efficient and meaningful input into the planning process. It seemed October would be a good time for the inspection with special arrangements likely to be necessary to take into account the Public Health Orders current for the Covid-19 pandemic at the time.

REQUESTS FOR INFORMATION

- Issued at start of August to applicant including TfNSW matters

REFERRALS REQUIRED

Internal

- Engineering
- Traffic
- DRP to reconsider proposal at 14 October meeting.

External

- TfNSW and the applicant are working through comments

RFI SUBMISSION DATE - To be advised

PANEL BRIEFING DATE – 28 October 2021.

PANEL DETERMINATION DATE – 13 December 2021.