

RSDA Kick-Off Briefing Agenda Sydney Western City Planning Panel

PANEL REFERENCE, DA NUMBER & ADDRESS	PPSSWC-192 – Liverpool - DA-1134/2021 - Governor Macquarie Drive, Warwick Farm
APPLICANT / OWNER	WARWICK FARM CENTRAL PRT LTD
APPLICATION TYPE	Capital Investment Value > \$30M
REGIONALLY SIGNIFICANT CRITERIA	Clause 2, Schedule 7, State Environmental Planning Policy (State and Regional Development) 2011
KEY SEPP/LEP	<p>State Environmental Planning Policy No 55 – Remediation of Land</p> <p>State Environmental Planning Policy No. 64 – Advertising and Signage</p> <p>State Environmental Planning Policy (Infrastructure) 2007</p> <p>State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017</p> <p>State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017</p> <p>Liverpool Local Environmental Plan 2008</p>
CIV	\$40,079,492.00 (excluding GST)
MEETING DATE	25 October 2021

ATTENDEES

PANEL CHAIR	Louise Camenzuli (Alternate)
COUNCIL OFFICER	Kevin Kim
CASE MANAGER	Alexandra Hafner and George Dojas
RSDA TEAM	Angela Kenna

ISSUES DISCUSSED

- Introduction
- The applicant is an apology.
- Council summary
 - Site vacant, southern side of Hume Highway and directly opposite replica Sydney Harbour Bridge.
 - Previous planning proposal not supported in 2020. The site has been determined unsuitable for high density residential.
 - At-grade carparking accessible from Munday and Warwick Streets. Separate parking for childcare centre on first floor level.
 - Flood affected. Under SEPP (Infrastructure), RMS referral is required. Existing railway line to the west. Proposal is identified as a traffic generating development.
 - Warwick Farm Racecourse to east of the site is identified as heritage. Heritage Impact Statement accompanying application and requires consideration.
 - Parking rates are departure from Council DCP rates, RMS rates applied.
 - Council recommends separation between childcare centre and other uses.
- 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 therefore future comment will not be limited to the detail contained within this Record.

KEY ISSUES IDENTIFIED FOR CONSIDERATION/CLARIFICATION

- GFA/FSR: Allocation of storage areas to calculations.
- Proposed uses to be clarified and determined to be permissible under the LEP.
- Layout, scale and setbacks to demonstrate compliance. Internal plan dimensions, setbacks, RL's required.
- Setbacks to corner of Hume Highway and Governor Macquarie Road. Variations to south and west to be suitably justified.
- Biodiversity Assessment Report on row of existing trees identified as threatened species. Applicant to consider improved landscaping to offer relief, reduce hardstand area and offer acoustic amenity to the residential components.
- Amenity and location of facilities.
- Vehicular accessibility.
- Loading/unloading areas not shown for specialist retail or bulky goods area. Potential for conflict along perimeter between trucks and cars along the service road.
- Acoustic impact on adjacent residential requires careful assessment.

REFERRALS REQUIRED

Internal

- Urban design & public domain
- Landscaping
- Traffic
- City Design - Heritage

External

- TfNSW

RFI SUBMISSION DATE – Council to advise the Planning Panels Secretariat within 7 days of RFI being issued to the Applicant

TENTATIVE PANEL BRIEFING DATE

- February 2022

TENTATIVE PANEL DETERMINATION DATE

- May 2022