

BRIEFING DETAILS

BRIEFING DATE / TIME	Monday, 7 February 2022, 2:40pm – 3:05pm
LOCATION	Teleconference (Microsoft Teams)

BRIEFING MATTER(S)

PPSSWC-192 – Liverpool City Council – DA-1134/2021 – GOVERNOR MACQUARIE DRIVE WARWICK FARM 2170 – Construction of a mixed-use development comprising large format retail (specialised retail premises); food and drink premises; centre-based child care facility; health services facilities; and business identification signage. Associated works comprise car parking and access; landscaping; and civil work.

PANEL MEMBERS

IN ATTENDANCE	Louise Camenzuli (Acting Chair), Nicole Gurran and Noni Ruker
APOLOGIES	N/A
DECLARATIONS OF INTEREST	Justin Doyle: Justin declared a conflict as he has worked on other matters for the developer.

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Kevin Kim, Brenton Toms
OTHER	George Dojas

KEY ISSUES DISCUSSED

- The Panel revisited the matters discussed at the Briefing on 25 October 2021 and noted that the issues raised at that Briefing remain relevant at this stage of the assessment of the application. In particular, the following key issues remain to be addressed:
 - clarification of proposed uses to confirm permissibility;
 - more details regarding variation to setbacks;
 - further explanation about the consistency of the development proposal with the strategic planning controls for the site given its proximity to the station and surrounding infrastructure;
 - implications of the proposed acquisition of circa 600sqm of land by Council required for road widening purposes, including batter and slope;
 - evacuation information for the proposed childcare centre given its proposed location;
 - pedestrian access and egress across and through the site and CPTED compliance;
 - proposed flood management measures, given the entirety of the site is flood prone. The Panel would also like to be further briefed on the proposed master plan; and
 - further information regarding landscaping and proposed site greening.
- Since the last Panel briefing, TfNSW has raised concerns regarding the close proximity of the proposed access to the intersection of Hume Highway/Warwick Street and the potential for vehicle queuing and

adverse safety and network efficiency implications, which will need to be addressed as part of the design review considerations.

- The Panel understands that the DA is expected to be considered by the Design Review Panel in March. The Panel has requested a further briefing on the status of the application and the above matters at that time so that appropriate decisions can be made to progress the determination of the application. In this respect, the Panel notes that the Council is unable to recommend approval of the application in its current form.

TENTATIVE BRIEFING DATE SCHEDULED FOR MARCH 2022

Planning Panels Secretariat

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