

BRIEFING DETAILS

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| BRIEFING DATE / TIME | Tuesday, 14 June 2022, 10:06am to 10:28am |
| LOCATION | Teleconference (MS 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

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| IN ATTENDANCE | Louise Camenzuli (Acting Chair), Nicole Gurran, Brian Kirk and Ned Mannoun |
| APOLOGIES | N/A |
| DECLARATIONS OF INTEREST | Justin Doyle & Peter Harle |

OTHER ATTENDEES

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| COUNCIL ASSESSMENT STAFF | Kevin Kim, Kelly Coyne, Ariz Ashraf and Joshua Walters |
| APPLICANT REPRESENTATIVES | N/A |
| DPE | George Dojas and Jeremy Martin |

KEY ISSUES DISCUSSED

- The Chair queried whether the applicant had provided its Response to the Statement of Facts and Contentions (**SOFAC**) filed in the appeal proceedings. The instructing Council officer was not aware whether one had been filed, but stated that a without prejudice hearing is scheduled for 21 June 2022, to discuss the numerous issues raised in its RFI and the SOFAC. A Section 34 Conference is scheduled for August 2022.
- Council stated that the application has not yet been referred to the Design Excellence Panel (DEP) due to the following issues. The applicant has not paid the required fee and has not responded to Council's follow up payment requests. While the applicant's contact person has changed since lodgement, the application has remained the same with no response to issues raised. Council policy requires the applicant to attend the DEP meeting. The Panel queried whether feedback could nonetheless be obtained from the DEP in the absence of the applicant to ensure real merit issues are noted. This would also assist in progressing to a determination. Council stated that it will follow up regarding obtaining DEP feedback in the absence of the applicant.
- In regard to flooding issues, the Chair queried the status of the precinct wide flood modelling plan. Council stated that it would follow up with internal flood engineers to provide an answer.

Planning Panels Secretariat

- The Chair also queried whether the issues raised by Transport for NSW had been addressed. The Council indicated that no response has yet been provided to Transport's comments.
- The issues discussed were otherwise as set out in the Briefing Report.
- The Chair recommended a tentative meeting date in two weeks to discuss the outcome of the without prejudice meeting and to progress the application to determination.
- Finally, the Chair queried whether the proponent had been notified of the briefing meeting and was informed that Council had made attempts to contact the proponent's representative as noted on the Planning Portal, without success.

TENTATIVE DETERMINATION DATE SCHEDULED FOR JULY 2022 (Dependant on a further Panel Briefing)