

RSDA Kick-Off Briefing Agenda Sydney Western City Planning Panel

PANEL REFERENCE, DA NUMBER & ADDRESS	PPSSWC-210 - Liverpool – DA-1295/2021 - Gurner Ave, Austral and PPSSWC-211 - Liverpool – DA-1298/2021 - Gurner Ave, Austral
APPLICANT / OWNER	Steven Boukatos on behalf of The Office of Strategic Lands
APPLICATION TYPE	CIV > \$5M – Crown DA
REGIONALLY SIGNIFICANT CRITERIA	Environmental Planning & Assessment Act 1979 Environmental Planning & Assessment Regulations 2000
KEY SEPP/LEP	Growth Centre SEPP Infrastructure SEPP Codes SEPP Koala SEPP Vegetation SEPP SEPP 19 SEPP 55 SREP 20 Environment SEPP Design & Place SEPP Liverpool Growth Precincts Development Control Plan
CIV	\$13,480,800.00 (excluding GST) \$26,960,261.00 (excluding GST)
MEETING DATE	24 January 2022

ATTENDEES

APPLICANT	Steven Boukatos, Development Manager, Landcom Pat Coleman, Development Director, Landcom Paul Neville, Assistant Development Director, Landcom Joe Rowling, Urban Designer
PANEL CHAIR	Justin Doyle
COUNCIL	Kelly Coyne and Melanie Prior
PLANNING PANELS SECRETARIAT	George Dojas, Alexandra Hafner, Angela Kenna

DA LODGED: 3 November 2021

RFI REQUEST ISSUED: Council is to advise the Planning Panels Secretariat within 7 days of the RFI/s being issued to the Applicant.

TENTATIVE PANEL BRIEFING DATE: 27 April 2022

ESTIMATED COMPLETED ASSESSMENT REPORT DATE: 4 April 2022

ANTICIPATED DETERMINATION DATE: 27 June 2022

ISSUES DISCUSSED

- Introductions
- Applicant summary
 - Site is immediately adjacent to Western City Parklands.
 - Site is connector to smart corridor to Liverpool CBD and airport further west.
 - Zoned R2, E2 and E4 under Liverpool LEP with forecast yield of 340 dwellings on site for low and medium density housing staged across two DAs. Site is currently occupied by degraded agricultural and grassy bushland.
 - Projects key objectives include housing affordability through partnership with community housing provider, healthy and inclusive places, urban heat island management, connections and pathways, adoption of Western Sydney Street Design Guidelines adopted by WESROC Council's.
 - Diverse housing offerings with narrow terrace products through to battle-axe dual occupancies and detached housing. Minimum lot sizes proposed is 200sqm for a semi-detached product, compliant with Growth Centres DCP.
 - Urban island heat management through tree plantings in the public domain resulting in a 6-degree heat reduction overall. Planning of private tree planting in 200sqm challenging when fully grown.
- Council summary
 - Council will consider referring applications to Council's Design Excellence Panel to assist with potential urban design and engineering challenges.
- Public exhibition to be undertaken from 27 January 2022 to 25 February 2022.
- Council is yet to undertake its full application assessment, so this record is not a final list of the issues they will need to consider drafting their recommendation.
- 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.

KEY ISSUES IDENTIFIED FOR CONSIDERATION

- The proposal takes as progressive approach to implementing the Western Sydney Street Design Guidelines by emphasising increased landscaping and tree canopy over traditional road design which may present challenges for Council's engineers, such as in relation to garbage collection. The Chair indicated that the Panel should be alerted as early as possible if any substantial impasse arises in that regard.
- Introduction of wet basin instead of a dry basin.
- Voluntary Planning Agreement re basins to be resolved.
- Preliminary discussions with Jemena appear on track.
- Bushfire and asset protection zones appear achievable.
- Ecological performance of voltaic cells and electric car charging facilities.
- Referral authorities may be invited to forthcoming briefings with the SWCPP if any significant sticking point arises.

REFERRALS

Internal

- Land Development Engineers.
- Landscape.
- Natural Environment – Flora/Fauna.
- Flooding.
- Waste Management.
- Traffic and Transport.
- Heritage.
- Property.

External

- NSW RFS
- Jemena
- NRAR.
- Office of Environment Heritage Division.
- Endeavour Energy.
- Transgrid.
- Sydney Water.
- APA.
- Gandangara Local Aboriginal Land Council.