

BRIEFING DETAILS

BRIEFING DATE / TIME	Monday, 16 May 2022, 11.05am to 12.24pm
LOCATION	Teleconference

BRIEFING MATTER(S)

PPSSWC-210 – Liverpool – DA-1295/2021 – Gurner Avenue, Liverpool

Site Remediation, Dam dewatering, Subdivision of Existing Allotment into a Torrens Title Staged Subdivision of 123 Residential Lots and 22 residue lots, and Construction of Roads and associated Civil Works.

Stage 1 – Subdivision of one existing allotment (Lot 184 DP 1237400) to create 9 superlots for future development (Superlots 101 to 109).

Stage 2 – Subdivision of proposed Superlot 101 created under Stage 1 to create 60 Torrens title residential lots (Lots 1 to 36, 39 to 42, 44, 45, 47 and 52 to 68) and 11 residue lots (Lots 37, 38, 43, 46, 48 to 51, 69 and 70).

Stage 3 – Subdivision of proposed residue Lot 70 created under Stage 2 to create 63 Torrens title residential lots (Lots 201 to 217, 219 to 230 and 232 to 265) and 4 residue lots (Lots 218, 231, 266 and 267).

PPSSWC-211 – Liverpool – DA-1298/2021 – Gurner Avenue, Liverpool

Site Remediation, Dam dewatering, Subdivision of Existing Allotment into a Torrens Title Staged Subdivision of 92 Residential Lots and Construction of Roads and associated Civil Works.

On proposed lot 102 in lot 184 DP 1237400 Gurner Ave.

PANEL MEMBERS

IN ATTENDANCE	Justin Doyle (Chair), Nicole Gurran, Julie Savet Ward, Ned Mannoun, Peter Harle
APOLOGIES	None
DECLARATIONS OF INTEREST	Louise Camenzuli: Firm acts for Landcom

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Kelly Coyne, Brenton Toms, Patrick Bastawrous, Maruf Hossain
APPLICANT	Andy Yung, Steve Boukatos, Tim Colless, Phil Clifford, Pat Coleman, Joe Rowling, Matt, Greg Moore, Maddison Spiteri
OTHER	George Dojas and Jeremy Martin – Planning Panels Secretariat

KEY ISSUES DISCUSSED

1. The Applicant introduced its innovative approach to street design with a focus in reducing heat island effects, achieved in part through street design involving shared pedestrian and vehicular lanes allowing for removal of footpaths. Presumably consideration of that design will consider potential safety impacts for children and the disabled in the context of proposed speed limits.

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2. In meetings with Council staff it had emerged that there was a reported concern about managing the levels of traffic anticipated from medium density development on the developed lots. The Applicant advised that it had expected that issues surrounding the capacity of the local road system would have been resolved at rezoning stage, but said it will consider the issue and communicate with Council.
3. The Applicant said that the Design Review Panel had been highly supportive and had appeared to accept the Applicant's belief that the proposal was reflective of the design requirements of the DCP. The Council staff confirmed that the Design Review Panel had met very recently but said it had not yet been able to prepare a summary of its conclusions and recommendations.
4. The Applicant referred to feedback from the Design Review Panel at its meeting suggesting that up-zoning of the site might be appropriate, but it was agreed that is not an issue before the Panel. The Design Review Panel was reported to have considered the traffic issues of concern to Council but had expressed no concluded position in that regard.
5. In answer to a query from the Panel as to how the DCP encouragement of diverse housing types was to be met, the Applicant said that the different sized lots correlated with different housing typologies throughout the development.
6. The Applicant said that the existing site is largely cleared, with the remnant trees principally located in the riparian zones, which are proposed to be protected.
7. While the existing site is largely cleared, it was observed that remnant existing trees remain which are principally located in the riparian zones where they are expected to be protected.
8. The proposed development is affected by mainstream and overland flooding. The Applicant acknowledges this and has allowed for significant filling to raise the new lots above the anticipated flood levels. There are also natural mapped watercourses within the site. In that context, Council has requested a Flood Impact Assessment and drainage masterplan for the entire site from the Applicant. The Panel is concerned to ensure that material addressing flood potential that is properly required, is prepared urgently to prevent delay in assessment of the DA.
9. The Panel would ordinarily expect that drainage works necessary to manage the drainage consequences of the proposed civil works and as necessary to ensure that the proposed new lots and surrounding development are not at risk of adverse effects of flooding would be part of the development application.
10. Council staff also queried whether the regional stormwater detention basins required by an existing VPA should be delivered as part of the development the subject of this Application, noting those basins were to be relied upon by developers of other land in the area. The Applicant agreed that it would be preferable if the basins could be delivered now, but said that if the basins were proposed as part of this DA there would be consequential ecological issues which would trigger the need for a BDAR.
11. The Applicant advised that a preliminary site inspection had indicated that the site could be remediated safely to permit the proposed residential use but a RAP had not yet been prepared. The Panel was open to Council's advice as to whether preparation of the RAP could be deferred to be required by DA condition.
12. At the end of the meeting the Panel considered that it would likely reduce delay if the status of assessment of the DA in relation to various unresolved issues could be clearly articulated by the Council – both so that the Applicant could know what was required of it and also so that the Panel could consider what steps would expedite conclusion of the assessment of the DA as soon as practicable.

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13. Appropriate design parameters for the ring road were discussed to ensure it was sufficient to cater for passage of fire fighting vehicles, as well as access for cycles. Also discussed was the potential for a north/south pedestrian connection through the creek corridor adjacent to the school (noting Landcom has acquired the site to the east of their current school). The connection would facilitate connectivity to the school and the B1 neighbourhood centre on Gurner Avenue. The potential for a better pedestrian connection with WS Parklands cycleways was also explored.
14. A query was also raised as to the school might be approached to potentially allow the school's open space on the north of its site to be used as community space.
15. To that end the Panel requested within 14 days of the meeting (30 May 2022) brief summary advice as to:
 - a) A digest of the Design Review Panel's conclusions and recommendations within 14 days.
 - b) A summary of the status of Council's assessment of the issue of stormwater drainage with particular regard to whether Council would require further drainage works to be included in the DA, whether Council would recommend that the regional basins should be included in this stage of the proposed development, and whether any issue of biodiversity was seen to arise.
 - c) Advice as to whether additional information was sought by Council in relation to the ring road or cycleways, and a potential bridge crossing.
 - d) A preliminary response in relation to the traffic assessment with particular attention to whether the capacity of the local road system is likely to be a determinative issue for this DA, and whether approval may be contingent on any State contribution to the cost of upgrading the road system.
 - e) A report as to the status of external referrals and whether any exceptional delay was expected.
16. A Panel Member raised a concern about the potential for amenity impacts from above ground drainage, and suggested that 'slow flow drainage' systems might be an improvement.
17. A query was made as to whether additional mature trees could be planted throughout the whole project. This project should be a benchmark for the rest of Austral and the SW Growth Centre.

TENTATIVE DETERMINATION DATE SCHEDULED FOR JULY 2022

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