

BRIEFING DETAILS

BRIEFING DATE / TIME	Monday, 24 October 2022, 11:00am to 12:00pm
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, Peter Harle
APOLOGIES	Ned Mannoun
DECLARATIONS OF INTEREST	Louise Camenzuli

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Melanie Smith, Amanda Merchant
APPLICANT	Steve Boukatos, John Drivas, Tim Colless, Phil Clifford, Matt Cooper, Zac Wilson
DPE	George Dojas, Alex Richard

KEY ISSUES DISCUSSED

- Timing:
 - Council and the Applicant updated the Panel on progress of the development applications since the last meeting on 16 May 2022. The Panel noted that the development applications were lodged with Council in November 2021. Given it is nearly 12 months since lodgement, the Panel recommended that all action be taken to resolve the remaining issues so that Council could be in a position to finalise its assessment with a view to the Panel determining the development applications in December 2022.

Planning Panels Secretariat

- Council agreed to consult with the Panel Secretariat as soon as possible to lock in a date in December for determination. Subsequently, a date of 12 December has been confirmed.
- Outstanding issues:

Council agreed to discuss all outstanding issues with the PDU and document all outstanding matters in an RFI as soon as possible. The Applicant agreed to respond to the RFI within two weeks.

Matters requiring resolution included:

 - Roads and traffic.
 - External referrals: RFS and Jemina have been received. DPE Water, DPE Heritage and Transgrid still to be received. Council agreed to follow up.
 - Design Excellence Panel. Council to issue the DEP's minutes to the Applicant for their information and to make the minutes more visible on the Portal.
 - RAP: The Applicant agreed to issue Council with a letter from their specialist and suitably qualified consultant which indicates the consultant's opinion regarding the potential contamination of the land, the land's suitability (or otherwise) for its future residential use and that the RAP will be prepared prior to commencement of any works. Importantly, the letter should include the consultant's specific conclusion that the requirements of the SEPP and the EPA Guidelines have been satisfied as necessary to allow for the grant of development consent (if that is the case).
- The Panel requires a final briefing on the date of the determination meeting. A site view is not seen to be necessary for the Panel to understand the relevant issues arising under s 4.15
- Council agreed to supply the Panel's briefing report for this meeting to the Applicant.

DETERMINATION DATE SCHEDULED FOR 12 DECEMBER 2022

Planning Panels Secretariat

4PSQ 12 Darcy Street, Parramatta NSW 2150 | Locked Bag 5022, Parramatta NSW 2124 | T 02 8217 2060 | www.planningportal.nsw.gov.au/planningpanels