

Record of Kick-Off Briefing Sydney Western City Planning Panel

PANEL REFERENCE, DA NUMBER & ADDRESS	PPSSWC-251 – DA-267/2022 – 225 Croatia Avenue, Edmondson Park
APPLICANT / OWNER	KRV Investments Pty Ltd / Ivo & Louella Madeleine Doriguzzi
APPLICATION TYPE (DA, Concept DA, MOD, INTEGRATED, DESIGNATED)	The Construction of 6 Residential Flat Buildings and the construction 2 Shop top housing developments, containing a total of 219 apartments. Construction of a Centre based Child Care Centre above 2 basements for 93 children.
REGIONALLY SIGNIFICANT CRITERIA	Capital Investment Value > \$30M
CIV	\$ 56,977,200.00 (excluding GST)
BRIEFING DATE	11 July 2022

ATTENDEES

APPLICANT	Paul Solomon, Vandana - KRV Investments Pty Ltd
PANEL CHAIR	Justin Doyle
COUNCIL OFFICERS	Kevin Kim, Michael Oliveiro, Rachel King, William Attard, Peter Oriehov, Rachel King
CASE MANAGER	George Dojas
PLANNING PANELS SECRETARIAT	Mellissa Felipe, Naila Tabassum

DA LODGED: 7/03/22

RFI SUBMISSION DATE

N/A

TENTATIVE PANEL BRIEFING DATE

TBC

Exhibition dates: 28/6/22 – 12/7/22

TENTATIVE PANEL DETERMINATION DATE

Estimated completed assessment report date: 10/10/22

ISSUES LIST

- Introductions
 - The Chair introduced the Kick-Off meeting process.
- Council Summary
 - Council introduced the proposal and modifications to the approved DA sought.
 - Council identified the site as having split zoning R1 and R3.
 - Council noted potential issue with the FSR provisions.
 - Council was uncertain if the survey plan was consistent with the documentation.
 - Council are yet to complete a detailed assessment including overshadowing impacts resulting from the increased height variation, noting considerable difficulties with the documentation as lodged.
 - Council noted the meeting was hoped to resolve issues with the proposed development.
- Applicant summary
 - Advised questions would be taken on notice.
- Chair comments
 - The Chair noted multiple issues with the proposal:
 - queried why the DCP provision for an ILP is sought to be deleted and what the main departures were, Council advised it was because of the proposed building design.
 - concern raised with overshadowing in block B childcare centre shop top housing because of the southern buildings. The chair further questioned why the design was considered given the issues with the ILP provisions.
 - requested more detailed and clear plans and context images, noting issues understanding the surrounding context of the site, requesting clarification on the location of the street 'Croatia avenue' in figure 4 of the SEE.
 - queried the traffic design around the site.
 - noted the documentation was not consistent and was not sufficient to meet the assessment timeframes for Council or the Panel and the design of the 'kick off' briefings.
 - The chair queried whether it was prudent to withdraw the DA, and recommended a pre-DA with Council, Council confirmed there was none for the current DA.

The Chair noted:

- the information was not sufficient, and the applicant needed to provide further information, concluding the DA was not ready for lodgement.
- another 'kick-off' briefing was needed, given the lack of information and preparation on the part of the applicant being unable to send a representative with any information.
- the lodgement was premature and noting discussion with Council was critical to a good outcome in the design process.
- Council would be making RFI seeking zoning information around the split zoning, properly dimensioned plans, full 3D modelling, a site analysis plan, and further articulation around the ILP inconsistencies resulting in overshadowing of the childcare centre.

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 in order to draft 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 Chair noted the bulk and scale of the proposal resulting in departure from the DCP controls and significant overshadowing.
- The Chair was wholly unsatisfied with the consistency and articulation of the documentation, citing concern with the role of Council in gathering information from a application that was not fit to proceed.
- The Chair noted the applicant's delay in joining the meeting and cited the need for a representative with knowledge of the proposal.
- The Chair noted the application may need to be withdrawn and would certainly reconvene another 'kick off' meeting.