

**BRIEFING DETAILS**

<b>BRIEFING DATE / TIME</b>	Monday, 24 April 2023, 12:30pm to 1:30pm
<b>LOCATION</b>	MS Teams

**BRIEFING MATTER(S)**

PPSSWC-251 – Liverpool – DA-257/2022 – 225 Croatia Avenue, Edmondson Park - 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.

**PANEL MEMBERS**

<b>IN ATTENDANCE</b>	Justin Doyle (Chair), Louise Camenzuli, David Kitto, Karress Rhodes
<b>APOLOGIES</b>	The Applicant, Ned Mannoun
<b>DECLARATIONS OF INTEREST</b>	NIL

**OTHER ATTENDEES**

<b>COUNCIL ASSESSMENT STAFF</b>	Nabil Alaeddine, Amanda Merchant, Michael Oliviero, William Attard
<b>APPLICANT</b>	Vandana Vandana
<b>RSDA</b>	Kate McKinnon, Sharon Edwards

**KEY ISSUES DISCUSSED**

- The Panel discussed the interrelationship between the subject DA and Development Application No. DA-1460/2021 (relating to subdivision, demolition and certain civil works etc). The latter DA is not regionally significant and therefore not before the Panel.
- The Panel Chair referred back to the Kick off Briefing Record in July 2022 in relation to the insufficient information and inconsistencies raised at that meeting.
- Council's assessment officer indicated that the lack of information in support of the DA remains an issue in the assessment of the application.
- Deemed refusal appeal proceedings were commenced in October 2022 and Council has filed and served a Statement of Facts and Contentions in the proceedings that provide a comprehensive summary of the outstanding concerns with the DA. Namely, issues relating to: the application of the Housing SEPP given the site does not appear to be within an "accessible area"; compliance with FSR and height controls; amenity impacts; the application of the shop top housing control; particulars regarding the childcare centre; traffic and parking; contamination matters and a significant list of outstanding matters requiring further information. These matters are also summarised in Council's Assessment Report.
- The Panel Chair noted that the Applicant has had 9 months to amend its application to address the above matters and that this has not occurred.

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- As there has been insufficient progress or engagement with the issues raised in the Kick off Briefing and the Council's Assessment Report, the Panel requested that a Council Briefing Report for determination of the matter should be prepared. In view of the lack of progress in addressing the significant number of assessment issues, the Panel anticipated that the Report would likely be recommending refusal.

## **TENTATIVE DETERMINATION DATE SCHEDULED FOR MAY**

### **Planning Panels Secretariat**

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