

Record of Kick-Off Briefing Sydney Central City Planning Panel

PANEL REFERENCE, DA NUMBER & ADDRESS	PPSSWC-268 - LIVERPOOL - DA-829/2022 - 495 FOURTH AVENUE AUSTRAL 2179
APPLICANT / OWNER	Applicant: Vandana Vandana Owner: UPG 144 Pty Ltd
APPLICATION TYPE	Excavation and construction of a mixed use development involving the provision of commercial premises, a supermarket and residential apartments above three levels of basement parking with associated landscaping at 495 Fourth Avenue, Austral.
REGIONALLY SIGNIFICANT CRITERIA	Capital Investment Value > \$30M
CIV	\$35,534,485.00 (excluding GST)
BRIEFING DATE	24 October 2022

ATTENDEES

APPLICANT	Jonathan Joseph, Dustin Brade, Kean Lim, Jaimin Desai, Sarah Smith
PANEL CHAIR	Justin Doyle
COUNCIL OFFICER	Peter Oriehov, Amanda Merchant
PLANNING PANELS SECRETARIAT	Alexander Richard

DA LODGED: 25 July 2022

TENTATIVE PANEL BRIEFING DATE: Before the new year, possibly 14 December

Exhibition dates: 28/09/2022 to 13/10/2022

TENTATIVE PANEL DETERMINATION DATE: Late March 2023

DISCUSSION

- The Chair introduced the meeting and the purpose of the Kick-offs around discussion of the application and to highlight any concerns in the assessment process. The Council assessment officer to whom the DA had been allocated was not in attendance.
- The applicant introduced the application for the excavation and construction of a mixed-use development involving the provision of commercial premises, a supermarket and residential apartments above three levels of basement parking with associated landscaping at 495 Fourth Avenue, Austral.
- The applicant noted variations to building heights for design elements such as lift overruns have triggered a 4.6 variation request.
- The applicant noted that no maximum density is identified in the LEP and DCP, but the applicant has tried to propose a reasonable on-site outcome. The Chair referred to the bands of density identified in the applicable Growth Centres DCP and the issue of site coverage was discussed as well as the need for the proposal to sit within the planned local context. ADG compliance would generally be anticipated.
- The Chair identified sufficiency of common open space and solar access to that open space and the adjacent RE1 zoned land as issues.
- Other merit issues may be raised when the application is considered by the full Western Sydney City Planning Panel.

REFERRALS REQUIRED

Internal: Development Engineering, Waste, Traffic

External: RFS, Sydney Water