

PPSSWC-290 – Liverpool – DA 1076/2022

20 February 2023

**Crownland Leppington No.
7 Ridge Square Pty Ltd. atf
Crown Trust 39**

The DA seeks approval for staged delivery of integrated housing comprising the construction of 91 detached two storey dwelling houses and 19 secondary dwellings with concurrent Torrens title subdivision over part Lot 1 and 2 in Deposited Plan 574738, 490 & 470 Fourth Avenue; part Lot 1 and 2 Deposited Plan 562807, 510 & 494-500 Fourth Avenue, Austral NSW 2179. The DA includes minor ground contouring, associated civil works and landscaping.



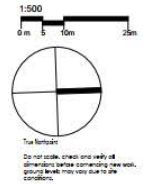
View - South from Fourth Ave



View - North from Fourth Ave



View - West from Gurner Ave



LOCATION AMENITIES

-  5.1km to Hinesbrook Village Centre
-  7.0km to LEPPINGTON TRAIN STATION
-  100m to NEAREST BUS STOP (FOURTH AVE.)
-  650m to CRAIK PARK
-  2.0km to WEST HOXTON POST OFFICE
-  1.0km to AUSTRAL PUBLIC SCHOOL
-  6.1km to CLANCY CATHOLIC SCHOOL

[illegible]

architex
 Tylerian City 100 West Archibald
 4001 22 022 218 142
 Level 3, 78 Parkside Street
 Passmore Park NSW 2180
 Nominated Architect
 T: 02 9623 5858
 M: 0418 402 910
 email@architex.com.au
 www.architex.com.au
 Tolson Cat Mills
 NSW Reg. No. 3072

| | |
|-----------------|---|
| Project | PROPOSED INTEGRATED HOUSING DEVELOPMENT |
| Project Address | LOT 1- 43, 470-510 Fourth Avenue, Austrol |
| Client | |

ICATION

Technical Documentation to Support the DA

- Civil Engineering Plans
- Subdivision Plan
- Architectural Plans
- Dwelling Compliance Table
- Landscape Plan
- Biodiversity Assessment and Dam Dewatering Plan
- Bushfire Assessment
- Traffic Noise Assessment Report

Development History

- PPSSWC-290-Liverpool – DA-1076/2022 is proposed over residue Lots 102 to 107 to be created in Stage 1 of DA-1383/2021 and will supersede Stage 2 under DA-1383/2021 and replace the proposed development with integrated housing.
- DA-1383/2021 lodged 30 November 2021
 - Staged residential subdivision of four existing allotments to create 189 Torrens title lots and 1 residue lot for future residential development. The DA includes the demolition of existing structures, removal of trees and vegetation, dam dewatering, remediation, bulk earthworks and associated civil works including the construction of temporary OSD basins, stormwater infrastructure, new roads and installation of services.
 - Response to RFI dated 26 August 2022 submitted 10 October 2022.
 - Revised Public Domain Plan submitted 20 October 2022.

Community Consultation and Exhibition

- Notification finished 3 January 2023.
 - No known submissions received.

General Terms of Approval

- NSW RFS – GTAs issued 19 January 2023.

DA-1383/2021

- Water NSW – 29 June 2022
- NSW RFS 3 August 2022

Matters for Consideration

- Relationship with DA-1383/2021.
- Separation distance of principal dwelling and secondary dwelling (Lots 1, 43, 44 and 68) propose a separation distance between 2.8m-4m.
- Comments of Council officer.



Thank you



A Level 10, 70 Pitt Street, Sydney NSW 2000 P GPO Box 5013, Sydney NSW 2001
T (02) 9249 4109 F (02) 9249 4111 E info@glnplanning.com.au ABN 39 585 269 237
glnplanning.com.au