

Record of Kick-Off Briefing Sydney Western City Planning Panel

PANEL REFERENCE, DA NUMBER & ADDRESS	PPSSWC-290 – Liverpool – DA 1076/2022 – 470 Fourth Avenue, Austral
APPLICANT / OWNER	Applicant: GLN Planning Owner: Crownland Leppington No. 7 Ridge Square Pty Ltd
APPLICATION TYPE	The development application 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. The development application includes minor ground contouring, associated civil works and landscaping
REGIONALLY SIGNIFICANT CRITERIA	Capital Investment Value > \$30M
CIV	\$ 37,143,531.00 (excluding GST)
BRIEFING DATE	20 February 2023

ATTENDEES

APPLICANT	Zack Wilson, Philip Scott
PANEL	Justin Doyle, Louise Camenzuli, David Kitto, Peter Harle, Ned Mannoun
COUNCIL OFFICER	Amanda Merchant, William Attard, Michael Oliveiro, Nabil Alaeddine
CASE MANAGER	Kate McKinnon
PLANNING PANELS SECRETARIAT	Sharon Edwards

DA LODGED: 25 October 2022

TENTATIVE PANEL BRIEFING DATE: Not required unless further matters arise

TENTATIVE PANEL DETERMINATION DATE 26 June 2023

MATTERS DISCUSSED

Council

- Discussion regarding consistency with ILP
- Waste servicing arrangements
- Status of the determination of Stage 1 DA (in process of finalisation)
- No submissions received to date

Applicant

- Presented development application 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
- Outlined nature of development and dwelling typology, including primary dwellings with secondary dwellings located over garage
- Noted challenging site topography. Adjacent to planned local centre, close proximity to existing school, area of high demand and within growth area. Development unremarkable/standard. Slightly more affordable to standard housing
- Clarified that Strata subdivision is not proposed
- Outlined relationship and inter reliance with parent DA for subdivision
- Discussion of proposed variation to DCP with respect to setbacks.
- RFS have returned GTAs

Chair

- ESD, electric vehicle charging opportunities and solar panels to be included and considered

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.