

Record of Kick-Off Briefing Sydney Western City Planning Panel

PANEL REFERENCE, DA NUMBER & ADDRESS	PPSSWC-294 – Liverpool – DA – 1080/2022 – Lot 1 DP 1172051 and Lot 2 DP 249818
APPLICANT / OWNER	Applicant: Podia Owner: William Inglis & Son Limited
APPLICATION TYPE	The DA seeks consent for the construction of a ten (10) storey hotel development comprising 73 hotel suites, basement car park, a centre-based child care facility, conference centre, administrative office spaces, and an outdoor terrace bar
REGIONALLY SIGNIFICANT CRITERIA	Capital Investment Value > \$30M
CIV	\$ 50,237,297.27 (excluding GST)
BRIEFING DATE	20 March 2023

ATTENDEES

APPLICANT	Cameron Thomson
PANEL	Justin Doyle, Loise Camenzuli, David Kitto, Peter Harle, Ned Mannoun
COUNCIL OFFICER	Amanda Merchant, William Attard, Michael Oliveiro
CASE MANAGER	Kate McKinnon
PLANNING PANELS SECRETARIAT	Sharon Edwards

DA LODGED: 3 November 2022

TENTATIVE PANEL BRIEFING DATE: 5 June 2023

TENTATIVE PANEL DETERMINATION DATE: Early July

MATTERS DISCUSSED

Council

- Development exceeds height limit. Primary variation is the height exceedance. Early assessment shows that generally acceptable.
- Site context – turf club, stables, Warwick Farm Racecourse precinct
- Hotel design responds to landscape. Race club is heritage listed, development is designed to respond to this
- Public exhibition is yet to occur, internal traffic and landscaping referrals outstanding
- Aboriginal cultural heritage yet to be considered, RFI to request
- Scheduled for DEP 9 March 2023

Chair

- Assessment should address whether height variation will impact on heritage item
- ESD, electric vehicle charging opportunities and solar panels to be included and considered

Applicant

- Applicant introduced development, ten (10) storey hotel development comprising 73 hotel suites, basement car park, a centre-based childcare facility, conference centre, administrative office spaces, and an outdoor terrace bar
- Outlined background and context of development - Stage 1 (hotel and equine facility) Stage 2 (subject DA), adding to hotel and additional food and beverage service.
- FSR compliant, height exceedance, site flood prone but development site not flood prone
- Hotel designed for short to medium term stays but meets SEPP65 requirements.
- Noise and views have been considered. Connectivity between existing hotel and rose gardens addressed. Hotel and childcare centre co located but to operate independently

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.