

BRIEFING DETAILS

BRIEFING DATE / TIME	Monday, 4 December 2023, 2:30pm to 3:30pm
LOCATION	MS teams

BRIEFING MATTER(S)

PPSSWC-297 – Liverpool – DA-1090/2022 – Buchan Avenue, Edmondson Park - Construction of an 8 storey residential flat building comprising of 131 apartments consisting of 2 towers above a 2-storey podium and 30 x 3 storey townhouses over a joined basement being lots 6 and 7 part of proposed plan of subdivision of Lot 101 DP 1275550. The proposal is identified as Nominated Integrated Development requiring approval from the Department of Planning and Environment - Water under the Water Management Act 2000.

PANEL MEMBERS

IN ATTENDANCE	Justin Doyle (Chair), Louise Camenzuli, David Kitto, Karress Rhodes, Ned Mannoun
APOLOGIES	NIL
DECLARATIONS OF INTEREST	NIL

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Nabil Alaeddine, Amanda Merchant, Michael Oliviero
APPLICANT	Richard Boulos
PLANNING PANELS SECRETARIAT	Kate McKinnon, Tim Mahoney, Sharon Edwards

KEY ISSUES DISCUSSED

The Panel convened a briefing in this matter to raise concern about the delay in determination of the DA.

The principal cause of the delay is affecting are four undetermined DAs for development in Edmondson Park which if approved will contribute a total of 855 new dwellings to the area. Three are beyond the Panel's target determination period, and the fourth will be soon.

Those DA's are:

PPS Number	Proposed Development	Address	Days Since Lodgement	Number of Dwellings
PPSSWC-297 (the subject DA)	Construction of an 8 storey residential flat building comprising of 131 apartments consisting of 2 towers above a 2-storey podium and 30 x 3 storey townhouses over a joined basement being lots 6 and 7 part of proposed plan of subdivision of Lot 101 DP 1275550.	BUCHAN AVENUE EDMONDSON PARK 2174	416	161
PPSSWC-278	Construction of 2 residential flat buildings, each containing a podium and 2 towers, comprising 40 terrace houses within the podiums and 226 apartment style units within the towers configured as follows - 37 x 1 bedroom dwellings; - 154 x 2 bedroom dwellings; - 65 x 3 bedroom dwellings; and - 9 x 4 bed dwellings - 1 x 5 bedroom	Lot 3 Faulkner Way EDMONDSON PARK	502	266
PPSSWC-300	Construction of a multi-dwelling housing development including 178 townhouses and associated landscaping across 3 sites: Construction of 43 residential townhouses at Site 1, including: - 32x 4-bedroom townhouses. - 11x 3-bedroom townhouses. Construction of 63 residential townhouses at Site 2, including: - 33x 4-bedroom townhouses. - 30x 3-bedroom townhouses. Construction of 72 residential townhouses at Site 3, including: - 40x 4-bedroom townhouses. - 32x 3-bedroom townhouses	Buchan Avenue EDMONDSON PARK	364	178

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PPSSWC-322	Torrens title subdivision of the site to create 250 residential allotments, 5 lots for open space and drainage purposes and 1 lot for National Parks and Nature Reserves. Delivery of a local pocket park, construction of associated roadways, drainage and stormwater infrastructure and associated service.	Zouch Road, Zouch Road and Campbelltown Road EDMONDSON PARK	276	250 Residential allotments
			Total	855

The issue holding up determination of all of those DAs is delays associated with the approval of Mod 5 to the applicable concept plan MP10_0118 which covers Edmondson Park.

The Panel encouraged Council and Landcom (which owns the land the subject of the DAs) to expedite resolution of Mod 5, and encouraged the Planning Delivery Unit within the Department to do what it reasonably can to assist.

The Panel raised the option of resolving to the extent possible assessment of the merits of the DAs, even if the determination must be withheld until Mod 5 is approved.

One matter that has been raised before in relation to the assessment of the DA which the Panel suggested might be referred to the Mod 5 team is the suitability of the site for ground floor retail or convenience store. The Panel understands that such use is not presently anticipated by Mod 5, but might be included to assist in enhancing the liveability around the site consistent with the directives of the Western City District Plan. The site is some distance from the commercial centre of Edmondson Park.

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