

BRIEFING DETAILS

BRIEFING DATE / TIME	Monday, 24 March 2025, 9:30am to 10:00am
LOCATION	MS teams

BRIEFING MATTER(S)

PPSSWC-278 – Liverpool – DA855/2022 - Lot 3 Faulkner Way, Edmondson Park - 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 - Car parking for 398 vehicles, including 27 accessible spaces and 1 loading dock with turntable across 1 x basement level per podium and sleeve parking within each podium itself. 20 motorcycle spaces and 266 bicycle parking spaces.

Landscaping and public domain improvements to the Site, podiums, and interface with Maxwells Creek Riparian Corridor. Provision of utilities and services.

The application is identified as Nominated Integrated Development under the Water Management Act 2000 requiring approval from DPI Water.

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, Peter Harle, Ned Mannoun
APOLOGIES	NIL
DECLARATIONS OF INTEREST	NIL

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Nabil Alaeddine
APPLICANT	Richard Boulos, Patrick Elias, Stephen Gouge, George Massoud, Chris Ferreira
PLANNING PANELS SECRETARIAT	Sharon Edwards

KEY ISSUES DISCUSSED

- Council briefed the Panel on the outstanding issues, but the Assessment Report was not yet available.
- The Panel noted that Mod 5 to the Concept Plan Approval has now been approved, which as a result of a new condition of that Approval, now facilitates a pathway for resolution of the contributions to be made to the Council (monetary or otherwise).

Planning Panels Secretariat

- The primary outstanding matters are:
 - Resolution of the arrangements for a road that will provide access to the station.
 - A minor height variation requiring a clause 4.6 variation.
 - The residual matters in the DEP report as queried by the Panel Chair. Council is waiting for its urban design team to provide its response to those matters. Most should be able to be conditioned. The primary issue is deep soil planting.
- The developer agrees to the conditions of consent proposed by Transport regarding access. This will require implementation of Transport's proposed access arrangements and dedication of the access road to Council.
- The Applicant confirmed that there is an engineering solution that can be worked through.
- Both Panel and Council were of the view that the outstanding issues can be resolved in the next few weeks. On this basis, the Panel agreed to defer the meeting to 7 April 2025. This determination meeting could be cancelled if all matters are resolved prior to that date, in which case the Panel may proceed to determine the matter by electronic determination.

TENTATIVE DETERMINATION DATE SCHEDULED FOR 7 APRIL 2025