

Record of Kick-Off Briefing Sydney Western City Planning Panel

PANEL REFERENCE, DA NUMBER & ADDRESS	PPSSWC-300 – Liverpool – DA-1245/2022 – Buchan Avenue, Edmondson Park
APPLICANT / OWNER	Applicant: UPG Edmondson Parkland Pty Ltd Owner: Landcom
APPLICATION TYPE	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. The application is identified as Nominated Integrated Development under the Water Management Act 2000 requiring approval from DPE Water. The proposal is identified as Integrated Development requiring approval from the NSW Rural Fire Service under the Rural Fires Act 1997.
REGIONALLY SIGNIFICANT CRITERIA	Capital Investment Value > \$30M
CIV	\$ 99,546,033.00 (excluding GST)
BRIEFING DATE	20 February 2023

ATTENDEES

APPLICANT	Richard Boulos, Joe Strati, Patrick Elias, Stephen Gouge, Christian Rojas, Rory Brady, Ramin Jahromi
PANEL	Justin Doyle (Chair), 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: 19 December 2022

TENTATIVE PANEL BRIEFING DATE: April (potential on site)

TENTATIVE PANEL DETERMINATION DATE: 24 July 2023

MATTERS DISCUSSED

Given the relationship between PPSSWC-300 and PPSSWC-297, both matters were discussed addressed through a combined kick off briefing.

Applicant

- Introduced both developments, including dwelling yields and dwelling typology
- Referenced as Site 1-3 (PPSSWC-300) and Site 4 (PPSSWC-297)
- Outlined development site context – Edmondson Park North. Existing and proposed infrastructure in the precinct.
- Outlined key planning framework, Concept Plan, SEPP and amendments
- Discussion of reliance on approval of concurrent modification to Concept Plan (MOD5)

Chair

- The Panel is unable to approve development applications inconsistent with the Concept Plan. Further clarity should be provided indicating general consistency with the Concept Plan or whether reliance will be made on an additional modification to Concept Plan.
- Applicant agreed to supply a targeted separate note of its position as to why the existing concept plan does not require modification for the DA to be approved.
- The Applicant agreed to provide an update as to the provision of infrastructure to support the substantial increase in the density of Edmondson Park, with particular regard to childcare, a health centre and a community centre.
- ESD (including electric vehicle charging opportunities and solar panels with storage) to be included and considered in the DA assessment
- The Panel Secretariat will inquire as to the progress with the Mod 5 approval.

Council

- Council accepts that the proposed development is on the whole consistent with MOD5, however MOD5 is not yet approved. The status of MOD5 is still pending sign off and Council is not aware of when this will occur.
- VPA is still pending. Endorsed by Council but awaiting MOD5 approval
- Once the outstanding external and internal referrals are received, an RFI is to be provided to applicant.

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.