

Record of Kick-Off Briefing Sydney Western/Central City Planning Panel

PANEL REFERENCE, DA NUMBER & ADDRESS	PPSSWC-303 – Liverpool – DA-1099/2022 – 164 Croatia Avenue, Edmondson Park
APPLICANT / OWNER	Applicant: ABC Planning Pty Ltd Owner: Super Star Holding Group Pty Ltd
APPLICATION TYPE	Demolition of the existing structures and construction of a mixed-use development comprising 598 apartments, 1289.90sqm of retail space, basement parking accommodating 926 car parking spaces, landscaping and associated structures over 4 Stages. - Stage 1: Construction of a 1 x 4-storey and 9 x 8-storey mixed-use development containing 94 apartments. -Stage 2: Construction of a 1 x 4-storey and 1 x 8-storey, and 1 x 9-storey development with 164 apartments. -Stage 3: Construction of 2 x 8-storey residential flat building containing 148 apartments. Stage 4: 1 x 5-storey, 1 x 8-storey and 1 x 9-storey residential flat building containing 192 apartments.
REGIONALLY SIGNIFICANT CRITERIA	Capital Investment Value > \$30M
CIV	\$135,490,700.68 (excluding GST)
BRIEFING DATE	24 April 2023

ATTENDEES

APPLICANT	Anthony Betros, Amit Julka, Anusha Mandanna, Gloria Ha
PANEL	Justin Doyle, David Kitto (Acting Chair), Louise Camenzuli, Karress Rhodes
COUNCIL OFFICER	Nabil Alaeddine, Amanda Merchant, Michael Oliviero, William Attard
CASE MANAGER	Kate McKinnon
PLANNING PANELS SECRETARIAT	Sharon Edwards

DA LODGED & DAYS SINCE LODGEMENT: 2 November 2022 (173 days)

TENTATIVE PANEL BRIEFING DATE: 5 weeks (29 May 2023)

TENTATIVE PANEL DETERMINATION DATE: July 2023

The chair reviewed attendance and introduced the Kick Off Briefing purpose and process.

Applicant

- The applicant provided a description of the proposed development, the development site, relationship of development to the Landcom Masterplan and approved concept DA.
- The applicant outlined design measures incorporated to address DEP and Council comments to date.

Council

- Council noted inconsistency with the concept plan and advised that modification will likely be required to facilitate proposed development. Council's key issues include:
 - Building separation, envelopes and through site links
 - Deep soil areas and dispersion across site
 - Discussion required with TfNSW regarding commuter carpark and road network design
- Council is preparing its RFI, but is awaiting comments from its Design Excellence Panel (DEP) comments prior to issuing it.

Panel

- The Chair advised that the Panel has undertaken a site visit for the site.
- The panel strenuously encouraged expediting both the modification of the concept plan and discussions with TfNSW so that they did not hold up determination of the DA.
- The Panel would like a future briefing in approximately 4-5 weeks so it can monitor the progress of the assessment with the benefit of the DEP comments and the response to the RFI.

Note:

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.