

Record of Kick-Off Briefing Sydney Western City Planning Panel

PANEL REFERENCE, DA NUMBER & ADDRESS	PPSSWC-306 – Liverpool – DA-627/2018a – 23 Harvey Avenue, Moorebank
APPLICANT / OWNER	Applicant: D.R. Design (NSW) PTY Limited Owner: UFN at Harvey Pty Ltd
APPLICATION TYPE	Modification to Development Consent DA-627/2018 under Section 4.55 (2) of the Environmental Planning and Assessment Act 1979, to: - Reconfiguration of basement by increasing the number of car parking spaces from 60 to 68, reconfiguration of waste management arrangement, and revised fire egress in accordance with BCA requirements; - Revised basement ramp gradients with changes of basement levels, stormwater arrangement and OSD tank level and dimension adjusted - Increase floor-to-floor height from 3050mm to 3100mm; - Minor extension at the north elevation and revised apartment layouts with the inclusion of an additional bathrooms to a number of apartments - Increase affordable housing apartments from 27 to 31 and affordable allocation revised. -Inclusion of substation at the northeast corner of the site - Amended façade materials and finishes. -Landscape design update on ground level in accordance with the layout revision (contravenes a development standard imposed by an environmental planning instrument by more than 10% or non-numerical development standards)
REGIONALLY SIGNIFICANT CRITERIA	Section 4.55(2) Modification Application
CIV	\$2,118,880.00 (excluding GST)
BRIEFING DATE	6 March 2023

ATTENDEES

APPLICANT	Paul Oreshkin, Stacy Zhang
PANEL	Justin Doyle, David Kitto
COUNCIL OFFICER	Amanda Merchant, Glen Hanchard, Patrick Curmi
CASE MANAGER	Kate McKinnon
PLANNING PANELS SECRETARIAT	Sharon Edwards

DA LODGED: 23 February 2023

TENTATIVE PANEL BRIEFING DATE: Requirement not currently anticipated

TENTATIVE PANEL DETERMINATION DATE: May/June 2023

ISSUES LIST

- Attendees discussed the Clause 4.6 variation associated with the original Development Application (building height) and increase in variation under proposed modification, including discussion on design and construction issues.
- In particular the justification and desirability of the floor to floor heights were discussed.
- The Applicant's architect advised that he did not think the approved 3.05m floor to floor dimension was sufficient to allow for 2.7 ceiling height and the detail for services etc required, noting that the ADG depicted 3.1 metres as appropriate. The applicant's architect said that reducing that minimum placed pressure on sufficient waterproofing courses between floors.
- The Chair advised that given the relatively simple nature of the modification, the Panel might consider a delegation of the authority to determine the application to Council. The Panel will consider this and communicate its position in that regard to Council to be relayed to the Applicant once the processes are reviewed and it is confirmed that there will in fact be a time saving.

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.