

Record of Kick-Off Briefing Sydney Western City Planning Panel

PANEL REFERENCE, DA NUMBER & ADDRESS	PPSSWC-311 – Liverpool – DA-975/2022 - 575 Fifteenth Avenue, Austral
APPLICANT / OWNER	Applicant: Austral Heights Pty Ltd Owner: Austral Heights Pty Ltd
APPLICATION TYPE	Concept Plan Approval for a warehouse and supporting uses development for the site that will be delivered in stages. The application also involves the construction of Stages 1A and 1B of the development that includes: - Subdivision to create 3 industrial lots and 2 residual lots for future roads - Removal of trees and vegetation, demolition of existing structures, dam- dewatering, and site remediation - Civil works including bulk earthworks, construction of roads, stormwater drainage, temporary stormwater management basins and installation of services - Construction of two warehouses with 11 units with associated offices, signage and landscaping
REGIONALLY SIGNIFICANT CRITERIA	Capital Investment Value > \$30M
CIV	\$37,541,979 (excluding GST)
BRIEFING DATE	24 April 2023

ATTENDEES

APPLICANT	Ash Farzam, Matt Cooper, Chris Avis,
PANEL	Justin Doyle, Louise Camenzuli, David Kitto, Karress Rhodes, Ned Mannoun
COUNCIL OFFICER	Greg Mottram, Nabil Alaeddine, Amanda Merchant, Michael Oliviero, William Attard
CASE MANAGER	Kate McKinnon
PLANNING PANELS SECRETARIAT	Sharon Edwards

DA LODGED & DAYS SINCE LODGEMENT: 9 September 2022 (227 days)

TENTATIVE PANEL BRIEFING DATE: 6 Weeks (5 June 2023)

TENTATIVE PANEL DETERMINATION DATE: July 2023

The chair introduced the Kick Off Briefing purpose and process.

Applicant

- The applicant provided a description of the proposed concept plan, the development site, historic land use, site context and planning context.
- The applicant noted that Council have provided an RFI on the 28th of March. The applicant has commenced work to address matters raised, including the preparation of a retail economic impact assessment, visual impact assessment and minor modifications to design and provision of additional information.
- The Applicant is working on an economic analysis of the likely effect of the proposed 2,000m² of food and drink floor space proposed for the site on the retail centre planned for Austral.

Council

- Council noted that this matter is being assessed externally.
- Council has provided a detailed RFI raising a number of issues.
- TfNSW is still reviewing the extent of road widening it proposes to Fifteenth Ave. Uncertainty in that regard is creating difficulty in assessing appropriate setbacks.
- Council noted the importance of consistency with the zone objectives in addressing Council's desired character of development in the area.
- TfNSW proposes to minimise access points to Fifteenth Avenue which raises concerns regarding access to proposed food and drink premises. Further, Council noted that TfNSW is unlikely to support the proposed temporary access arrangements to Fifteenth Avenue given its past position on nearby sites. It strongly advised that applicant reconsider location of the access.
- Council retains a concern about the effect of the proposed food and drink uses on the planned retail centre proposed for Austral.

Panel

- The chair said the visual appearance of the long facades was an issue and would need to be satisfied that it would be satisfactorily addressed through architectural treatment or landscaping design (noting that the use of varying materials seemed to be the main response at present).
- The chair was informed that the food and drink premises were permissible and asked as to why the Council did not have DCP controls addressing the amount of retail floorspace that could be located outside the Austral town centre if that was a major concern. The panel noted that the potential for cumulative impact of this development, a recent approval on a nearby site, and the potential for similar development of nearby sites.
- The chair requested that Council seek feedback from TfNSW as to whether they have comment on the proposed retail mix if access from Fifteenth Avenue was proposed.
- The panel would like to be further briefed in 6 weeks when the Applicant has considered Council's RFI as well as the matters noted above, and discussions have progressed with TfNSW.

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.