

BRIEFING DETAILS

BRIEFING DATE / TIME	Monday, 5 June 2023, 9:30am to 10:30am
LOCATION	MS Teams

BRIEFING MATTER(S)

PPSSWC-311 – Liverpool – DA-975/2022 - 575 Fifteenth Avenue, Austral - 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

PANEL MEMBERS

IN ATTENDANCE	Justin Doyle (Chair), David Kitto, Louise Camenzuli, Karress Rhodes, Ned Mannoun
APOLOGIES	NIL
DECLARATIONS OF INTEREST	NIL

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Andrew Wilson (contractor), Nabil Alaeddine, Amanda Merchant,
APPLICANT	Ash Farzam, Matt Cooper, Chris Avis, Michael Moroney
RSDA	Kate McKinnon, Sharon Edwards

KEY ISSUES DISCUSSED

The Applicant provided an update on the assessment of the DA since the kick-off briefing.

Four key issues were discussed.

Access off 15th Avenue

- The Applicant and Council recently met with TNSW.
- TNSW has secured funding to design the proposed upgrade of 15th Avenue and should take them 9-12 months to complete the design work. However, no funding has been allocated to upgrade the road yet.
- TNSW does not support the proposed access off 15th Avenue in the DA.
- TNSW supports temporary access off 15th Avenue until the Eastern Collector Road is built. It proposes to restrict the temporary access to left in left out access but may allow right in right out access if the Applicant can develop a suitable design.

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- TNSW indicated the permanent access off 15th Avenue is likely to be restricted to left in left out access with all retail traffic being required to use the Eastern Collector Road.

Eastern Collector Road

- Council is still investigating the responsibilities for building the Eastern Collector Road under the ILP.
- The Applicant indicated that it had spoken to the adjoining landowner about potentially expediting the construction of the Eastern Collector Road and been advised that this is unlikely to be a priority for the owner.
- This creates uncertainty for the resolution of temporary and permanent arrangements for access off 15th Avenue given the inter-relationship between two sets of road works and the important role the Eastern Collector Road will play in providing permanent access to most of the site.

Economic Report

- The Applicant advised that the Economic Report on the potential retail impacts of the development - particularly on the proposed Austral retail centre - has been completed and will be lodged with Council shortly. The report concludes the development is unlikely to undermine the future development of the Austral retail centre.
- The Mayor noted Austral is developing rapidly and while there has been a significant increase in housing there is still limited retail development in the area and the Austral retail centre is unlikely to be completed for some time.
- Council indicated it will review the Economic Report closely when it is submitted by the Applicant.

Council's RFI

- Council has issued an RFI to the Applicant dealing with a range of other matters, including the landscaping on the western boundary, retention of trees on the southern boundary, parking, and certain sustainability measures.
- The Applicant indicated it is likely to respond to the RFI shortly.
- Unlike the 15th Avenue access and Eastern Collector Road, it was agreed these matters are capable of being resolved in a reasonable timeframe.

The Chair noted the DA had been under assessment for over 280 days already and was unlikely to be ready for determination for many months due to the complexities associated with the resolution of road access to the site. He indicated there may be some merit in withdrawing the DA and resubmitting it when these issues had been resolved.

The Applicant indicated it had no intention of doing this and thought the outstanding issues could be resolved in a timely way.

Next Steps

- The Applicant is to submit the additional information requested by Council, including the proposed design of the temporary access off 15th Avenue as soon as possible.
- Council is to prepare a realistic timeline for completing the assessment of the DA and submit it to the Panel by the end of July.
- A further briefing is to be held with the Panel in early August to review progress.

TENTATIVE DETERMINATION DATE TBC

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