

Record of Kick-Off Briefing Sydney Western City Planning Panel

PANEL REFERENCE, DA NUMBER & ADDRESS	PPSSWC-312 – Liverpool – DA – 28/2022 – 20 Hume Highway, Warwick Farm
APPLICANT / OWNER	Applicant: Gran Associates Australia Architects Pty Ltd Owner: VM & KTP Holdings Pty Ltd
APPLICATION TYPE	Construction of a 10-storey residential flat building comprising 28 residential units above two levels of basement car parking, landscaping and associated works. The application is submitted under the State Environmental Planning Policy (Affordable Rental Housing) 2009
REGIONALLY SIGNIFICANT CRITERIA	CIV > \$5M - Private infrastructure and community facilities
CIV	\$ 11,793,567.00 (excluding GST)
BRIEFING DATE	20 March 2023

ATTENDEES

APPLICANT	Song Doan
PANEL	David Kitto (acting Chair), Peter Harle, Ned Mannoun
COUNCIL OFFICER	Nabil Alaeddine, Amanda Merchant, Michael Oliviero, William Attard
CASE MANAGER	Kate McKinnon
PLANNING PANELS SECRETARIAT	Sharon Edwards

DA LODGED & DAYS SINCE LODGEMENT: 7 January 2022 (437 Days)

TENTATIVE PANEL BRIEFING DATE: To be determined following Council assessment of additional information submitted.

TENTATIVE PANEL DETERMINATION DATE: May 2023

ISSUES LIST

The Panel met with the Council first and then the Applicant.

Council

- In its briefing, Council identified 4 key issues:
 - *Design Excellence*: Council raised concerns about the street interface, materiality, landscaping, built form and scale, active street frontages and pedestrian linkages.
 - *Non-compliances with ADG*: The communal open space is not well positioned, the deep soil area is concentrated (instead of disbursed) and there are non-compliances with the building separation requirements (particularly between balconies).
 - *Engineering*, including stormwater management, paving and driveway design.
 - *Social impact assessment*, including general adequacy of information submitted and specifically a need to address affordable housing provision.

Applicant

- The Applicant described the proposed development, site attributes, site context, non-compliances and design revisions and mitigation measures.
- The Applicant advised they had responded to Council's RFI and uploaded a revised development application package to the Portal to address Council's key issues.
- The Applicant noted that they were waiting for Council feedback on the additional information and revised plans, including whether a detailed Social Impact Statement is required.

Panel

- The Panel asked Council to review the additional information and revised plans within the next 3 weeks and provide feedback to the Applicant, including on whether a detailed Social Impact Statement is required.
- Following this review, the Council is to advise the Panel when the assessment of the DA will be completed.