

Record of Kick-Off Briefing Sydney Western City Planning Panel

PANEL REFERENCE, DA NUMBER & ADDRESS	PPSSWC-319 – Liverpool – DA-19/2023 – 73 Lachlan Street, Warwick Farm
APPLICANT / OWNER	Applicant: FLDC Architects Pty Ltd Owner: Sublime Developments/Robert Sydney Noyes
APPLICATION TYPE	Demolition of all existing structures, tree removal and construction of three storey Centre Based Child Care facility over basement car parking
REGIONALLY SIGNIFICANT CRITERIA	CIV > \$5M - Private infrastructure and community facilities
CIV	\$ 5,088,858 (excluding GST)
BRIEFING DATE	15 May 2023

ATTENDEES

APPLICANT	TBA
PANEL	Justin Doyle (Chair) David Kitto, Louise Camenzuli, 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: 10 January 2023

TENTATIVE PANEL BRIEFING DATE: Early July 2023

TENTATIVE PANEL DETERMINATION DATE: within 250 day timeframe

ISSUES LIST

Chair reviewed attendance and introduced Kick Off Briefing purpose and process.

Council

- Council's hold significant concerns with the multiple elements of the proposed development, including:
 - Access and driveway
 - 8m setback not achieved
 - Concerns for amenity impacts on internal users
 - Potential for isolation of site to the east
 - Non-compliance with deep soil area provisions
 - Basement access non-compliant with BCA
 - Potential for site isolationCouncil is preparing its formal RFI listing these issues.
- In summary, the proposed development on the subject site is considered inappropriate given matters listed above and Council is unlikely to be able to support the application in its current form. The application would require substantial redesign to gain Council's support.
- Notification period concluded – two submissions received.

Applicant

- The applicant outlined the difference in the nature of the use of the site between a general residential land use and childcare centre.
- The applicant outlined their approach regarding setbacks, deep soil proposed and landscaping.

Chair

- The panel enquired as to whether there were changes possible that would be able to gain Council's support.
- The chair summarised Council's concerns for the applicant. The chair reiterated the importance of addressing a number of the threshold concerns of Council in order to allow for the application to progress.

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.