

Record of Kick-Off Briefing Sydney Western City Planning Panel

PANEL REFERENCE, DA NUMBER & ADDRESS	PPSSWC-322 – Liverpool – DA-83/2023 – Zouch Road, Edmondson Park
APPLICANT / OWNER	Applicant: Landcom Owner: Landcom
APPLICATION TYPE	Torrens title subdivision of the site to create 250 residential allotments, 5 lots for open space and drainage purposes and 1 lot for National Parks and Nature Reserves. Delivery of a local pocket park, construction of associated roadways, drainage and stormwater infrastructure and associated service. The development is identified as Integrated Development requiring approval from the NSW Rural Fire Services under the Rural Fires Act 1997. The development is identified as Nominated Integrated Development under the Water Management Act 2000 requiring approval from Department of Planning and Environment – Water.
REGIONALLY SIGNIFICANT CRITERIA	CIV > \$5M - Crown Development
CIV	\$ 14,625,420 (excluding GST)
BRIEFING DATE	15 May 2023

ATTENDEES

APPLICANT	Jared Marsh, James Arena, Michael Rodger
PANEL	David Kitto (Acting Chair), Karress Rhodes, Ned Mannoun
COUNCIL OFFICER	Robert Micallef, Nabil Alaeddine, Amanda Merchant, Michael Oliviero, William Attard
CASE MANAGER	Kate McKinnon
PLANNING PANELS SECRETARIAT	Sharon Edwards

DA LODGED & DAYS SINCE LODGEMENT: 17 March 2023 (58 days)

TENTATIVE PANEL BRIEFING DATE: 6 weeks (26th June 2023)

TENTATIVE PANEL DETERMINATION DATE: TBD at Panel Meeting on 26 June 2023

ISSUES LIST

The Applicant made a presentation on the proposed development.

Council and the Panel then identified several issues that require further consideration before the DA can be determined. These issues included:

- **Consistency with the Edmondson South Concept Plan:** The site is subject to an approved Part 3A concept plan, which was approved by the Minister for Planning on 18 August 2011 and is currently the subject of two modification applications (Mod 5 & Mod 12). Under Clause 3B(2)(e) of Schedule 2 the *Environmental Planning and Assessment (Savings, Transitional & Other Provisions) Regulation 2017*, the Panel cannot determine the DA unless it is satisfied that the development is generally consistent with the terms of the concept plan approval. The DA does not currently contain any assessment of the consistency of the development with the terms of the concept plan approval; not does it indicate whether the development relies upon the proposed modifications to the approved concept plan.
- **Status of Associated DAs:** The DA relies on the determination of two associated DAs (DA 740/2022 & DA 740/2022) for vegetation clearing on site, which were lodged with Council in July 2022. Council was unable to provide the Panel with advice on why the DAs have not been determined yet or whether there are any significant issues preventing the determination of the DAs.
- **Implications of Proposed Upgrade Campbelltown Road:** Transport for NSW (TNSW) does not support the development in its current form because it would adversely affect its plans to upgrade Campbelltown Road to six lanes. It also requested further information on the likely traffic impacts of the development.
- **Pocket Park & VPA:** The development includes the creation of a new pocket park and the dedication of this park to Council via a VPA. Council asked the Applicant to clarify the proposed maintenance arrangements for the pocket park, and questioned whether a VPA is the best mechanism for dedicating the park to Council.
- **External Referrals:** Council has not received advice from DPE Water or Sydney Water yet.
- **RFI:** Council is likely to seek additional information on a range of matters, including the proposed location of roads in the RE1 zone, the revisions to the conceptual road network for the subdivision which rely on major new intersections off Zouch Road and MacDonald Road instead of Campbelltown Road, and the vegetation clearing required for the new drainage basin.

Next Steps

- Council to seek responses to outstanding external referrals.
- Council to issue an RFI to the Applicant requesting any outstanding information in next 2 weeks.

- Applicant to submit a detailed assessment to Council of the consistency of the development with the terms of the approved Edmondson Park South Concept Plan and whether the development relies on the proposed modifications to the approved concept plan in the next 4 weeks.
- Council to check the status of the assessment the two associated DAs for vegetation clearing on the site and to co-ordinate the assessment of these DAs with the assessment of this DA.
- Applicant to meet with TNSW as soon as possible to clarify the implications of the proposed upgrade of Campbelltown Road on the development.
- Applicant to meet with Council to clarify the future management arrangements for the proposed pocket park; and if
- Panel to meet with Council and the Applicant in 6 weeks to check on the progress of assessment of the DA and set a date for the determination of the DA.

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.