

Record of Kick-Off Briefing Sydney Western City Planning Panel

PANEL REFERENCE, DA NUMBER & ADDRESS	PPSSWC-332 – Camden – DA/2023/265/1 - 79 Central Avenue, Oran Park
APPLICANT / OWNER	Applicant: Greenfields Development Company No.2 Pty Ltd Owner: Perich Property Trust
APPLICATION TYPE	Construction of two seven storey residential flat buildings, erected above two levels of basement carparking. The development will result in a total of 177 residential units, 277 vehicle spaces, 15 motorcycle spaces, 643 bicycle parking, basement storage, provision of waste storage room, landscaping and associated site works.
REGIONALLY SIGNIFICANT CRITERIA	Capital Investment Value > \$30M
CIV	\$81,567,438 (excluding GST)
BRIEFING DATE	5 June 2023

ATTENDEES

APPLICANT	Michael Rodger, Mick Owens, Michael Viskovich, Todd Cramer, John Gunnell, Vinay Moorthy
PANEL	Justin Doyle (Chair), Louise Camenzuli, David Kitto, Sue Francis, Michael Mantei
COUNCIL OFFICER	Laura Morabito, Ryan Pritchard, Jamie Erken
CASE MANAGER	Kate McKinnon
PLANNING PANELS SECRETARIAT	Sharon Edwards

DA LODGED & DAYS SINCE LODGEMENT: 16 May 2023 (20 days)

TENTATIVE PANEL BRIEFING DATE: Requirement not currently anticipated

TENTATIVE PANEL DETERMINATION DATE: November 2023

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

Applicant

- The applicant provided description of proposed development, site and precinct context, proposed dwelling typology and proposed materials and finishes.
- The apartment mix was promoted by the Applicant on the basis that the proposal would be competing with town house and detached housing of which there was a significant supply in the area.

Council

- Exhibition (which is yet to be completed) has not yet resulted in any public submissions, noting that exhibition of the DCP amendment against which the DA will be assessed (which allows for the proposed increase in numbers of storeys) is also currently underway.
- The Council anticipates that determination by early in November is likely. Council suggested that this matter is suitable to await a final determination briefing unless any significant issues arise from exhibition or during the assessment.

Panel

- The Panel was pleased to see the Applicant and Council had engaged in significant discussion before the DA was lodged, noting that the DCP which will allow for the proposed height is under exhibition.
- The minor non-compliances with the height limit were examined. The Panel agreed they did not appear significant.
- The Panel was assured that general overall compliance with the ADG would be achieved, particularly in terms of building separation, common open space, and solar access to common open space.
- The Panel noted the volume of the southern building, and would need to be satisfied (with appropriate architecture and detailing) that the design will have an acceptable presentation to the surrounding area.
- The Panel advised that the matter should proceed to determination at the final briefing. An interim briefing is only required if significant changes to the design or the DCP emerge.

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.