

Record of Kick-Off Briefing Sydney Western City Planning Panel

PANEL REFERENCE, DA NUMBER & ADDRESS	PPSSWC-342 – Liverpool – DA-381/2023 – 260 Eighth Avenue, Austral
APPLICANT / OWNER	Applicant: Fabcot Pty Ltd/Woolworths Owner: Fabcot Pty Ltd/Liverpool City Council
APPLICATION TYPE	Demolition of existing structures, excavation and construction of a commercial development involving the provision of an anchor supermarket, commercial and retail tenancies, public piazza and through-site link, with at-grade parking, associated landscaping and public domain works.
REGIONALLY SIGNIFICANT CRITERIA	Capital Investment Value > \$30M
CIV	\$31,876,772 (excluding GST)
BRIEFING DATE	17 July 2023

ATTENDEES

APPLICANT	Nikita Mahapatra, Tony Pratt, Jeff Mead, Jonathan Joseph, Jordan Curran, Aram Lello, Jacob Le Lievre
PANEL	Justin Doyle (Chair), David Kitto, Brian Kirk
COUNCIL OFFICER	Nabil Alaeddine, Amanda Merchant
CASE MANAGER	Kate McKinnon
PLANNING PANELS SECRETARIAT	Sharon Edwards

DA LODGED & DAYS SINCE LODGEMENT: 30 June 2023 (17 days)

TENTATIVE PANEL BRIEFING DATE: 6 weeks post kick off briefing

TENTATIVE PANEL DETERMINATION DATE: January 2024

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

Applicant

- The applicant provided a description of proposed development, site characteristics and context, urban design response and response to DCP requirements.
- The applicant advised that the primary issues they have identified for consideration include:
 - Road construction on western frontage - The Applicant has attempted to make contact with the proprietors of 280 Eighth Avenue to the west regarding the construction of the road on the western frontage. No response has been received and as such, vehicle movement and access is designed according to the half road width construction.
 - Works in kind agreement – The application includes public domain works to the south-west of the subject site within the Council owned allotment and will form part of a Works-in-Kind Agreement. These WIK were discussed with Council prior to lodgement and it is anticipated that they will be the subject of a formal agreement between Council and Fabcot.

Council

- Council advised they may engage the services of external consultant given Council is one of the landowners.
- Council have undertaken a preliminary review and have identified the following matters for consideration to date:
 - Bushfire affectation – the BAL rating is unclear within the provided bushfire report. Applicant to provide clarification as to whether application requires referral to the RFS (BAL rating higher than 40).
 - DSI – the conclusion of DSI identifies asbestos on site. If RAP has been prepared this should be provided to Council. Clarification of this to be provided.
 - Battering or retaining – should these be proposed and would likely result in impact upon neighbouring sites, owners consent will be required.
 - SEE – further details required with respect to operation of the supermarket and bottle shop including operating hours, staffing numbers etc.
 - Measurements are to be provided on site plans and RLs on roof plans to assist Council in their assessment.
- Internal and external referrals outstanding. Application to be tabled at Design Excellence Panel shortly.
- Council noted that master planning of the site as part of a larger precinct and the appropriate use of potential GFA for the area was flagged during the pre lodgement for this DA. This and the incorporation of the pedestrian accessway within the site will form part of Council's ongoing assessment.
- Notification of the application is yet to commence.

Panel

- The Panel noted the desirability of seeing the proposed development opening to service the growing residential population, but also observed the importance of a quality facility which engaged with the locality to set the tone for new commercial retail development in this growth area.

- The Chair suggested that if Council was to engage an external consultant that there would be benefit in selecting someone with experience with a supermarket typology. The possibility of referral to Council's DEP was canvassed.
- The Chair raised the issue of the appearance of the carpark and whether screening or embellished landscaping is appropriate.
- The Chair raised the issue of compatibility with the adjoining site, noting the proposed nil setback, and encouraged communication with the neighbour.
- The issue of the boundary transition was raised noting that some excavation, retaining walls, and/or batters were likely. In addition to the issue of owners consent the impacts of retaining structures or batters would be well discussed with the neighbouring owner.
- The chair sought clarification of engagement and activation with frontages and public roads and proposed landscaping scheme.
- The chair advised that ecological performance measures should be considered including the provision of on roof solar and electric vehicle charging facilities.
- The panel targets determination of RSDAs within 250 days. A further briefing is to be scheduled in approximately 6 weeks and a tentative determination date for January 2024 was proposed.

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.