

Record of Briefing Sydney Western City Planning Panel

PANEL REFERENCE, DA NUMBER & ADDRESS	PPSSWC-413 - Liverpool - DA-171/2024 - Somme Avenue, Edmondson Park
APPLICANT / OWNER	Applicant: David Hamilton (Croatia 88b Development Pty Ltd) Owner: Croatia 88 Pty Ltd
APPLICATION TYPE	<p>This DA seeks to retain the approved development (DA-1320/2021) to amend three (3) approved residential flat buildings with an amendment to accommodate an additional 41 apartments, including 27 affordable housing apartments by applying the incentives in the Housing SEPP 2021 amendments.</p> <ul style="list-style-type: none"> • Increase in the gross floor area (GFA) by 30 • Amendments to buildings including: <ul style="list-style-type: none"> - Building A – increase to 4 storeys - Building B – increase to 6 Storeys and 8 storeys - Building C – increase to 8 storeys.
REGIONALLY SIGNIFICANT CRITERIA	Capital Investment Value > \$30M
CIV	\$50,727,598.45(excluding GST)
BRIEFING DATE	23 September 2024

ATTENDEES

APPLICANT	Andrew Hrsto, Anas Rahhal, Andrew Stacey, David Hamilton, Frank Stanisic, Jason Nowosad, Michael Hanisch
PANEL	Justin Doyle (Chair), David Kitto, Louise Camenzuli, Ned Mannoun and Karress Rhodes
COUNCIL OFFICER	Greg Mottram, Emily Lawson, Peter Oriehov, Amanda Merchant
CASE MANAGER	Renah Givney
PLANNING PANELS TEAM	Kim Holt

DA LODGED: 16 April 2024

DAYS SINCE LODGEMENT: 160 days

TENTATIVE PANEL BRIEFING DATE: Not anticipated at this time

TENTATIVE PANEL DETERMINATION DATE: Within 250-day target

- Chair reviewed attendance and introduced the purpose of the briefing.
- Council noted that the Applicant uploaded additional information to the Portal in response to a request for further information this morning, prior to the briefing. Council advised that it had not had an opportunity to review this information.
- The Panel received a presentation from the Applicant which explained the rationale for the design, noting that the arrangement of buildings and a non-compliance with the split height limit across the site were carefully considered with the original DA.
- The Panel investigated the impacts of overshadowing particularly in relation to the building adjacent to the water feature.
- The panel noted potential setback issues associated with the 8 storey buildings, particularly if adjoining sites also build to the same height.
- The Panel notes that the proposal should address the ADG requirements for lifts per number of apartments and per floor.
- The Applicant advised that it was responding to comments from the Design Review Panel.
- The panel targets determination of RSDAs within 250 days. The Chair recommends that the Applicant expedite their efforts to facilitate amendments or additional information required by Council to allow them to complete their assessment.

Note:

Council is yet to undertake a complete assessment of the development application, so this record is not a final list of the issues it will need to consider to finalise a 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.