

Record of Preliminary Briefing Sydney Western City Planning Panel

PANEL REFERENCE, DA NUMBER & ADDRESS	PPSSWC-429 - Liverpool - DA-311-2024 - 495 Fourth Avenue Austral
APPLICANT / OWNER	Applicant: Nikita Mahapatra - Woolworths / Fabcot P/L Owner: Perpetual Corporate Trust Limited
APPLICATION TYPE	Development Application
REGIONALLY SIGNIFICANT CRITERIA	Capital Investment Value > \$30M
CIV	\$56,869,528.00 (excluding GST)
BRIEFING DATE	21 October 2024

ATTENDEES

APPLICANT	Nikita Mahapatra, Jessica Thomas and Wilson Wise (Woolworths), Jonathan Joseph (planning consultants - Planning Ingenuity), Aram Lello (architects), Tim Rogers.
PANEL	Justin Doyle (Chair), David Kitto, Helen Lochhead, Ellie Roberston and Jeremy Thomas (apology)
COUNCIL OFFICER	Nabil Alaeddine
CASE MANAGER	Renah Givney
PLANNING PANELS SECRETARIAT	Renah Givney

DA LODGED & DAYS SINCE LODGEMENT: 22 July 2024 (90 days)

TENTATIVE FURTHER BRIEFING DATE:

The Chair reviewed attendance and introduced Briefing purpose and process.

The Panel received a presentation from the Applicant setting out how it intended to address concerns raised by Council's Design Excellence Panel and Council staff.

In relation to each of the matters discussed:

1. Activation of street frontages and corner expression activation

The Applicant presented a preliminary concept for an activated corner of Fourth Avenue and Gurner Avenue including windows, use of varied material's public art and planting.

The Panel was encouraging of that solution but noted that with the availability of deep soil in that location might encourage the tree not being up against the building but in stead planted centrally to offer shade to the seating shown in the sketch.

2. Connection with the public park to south.

The Applicant's presentation referred to a proposal to locate along the new road adjacent to the park an island of deep soil planting in which a future coffee cart might be located.

There is a 3 metre difference in levels from the road edge and the location of that coffee-cart area and the adjacent parking. The future park would be across the road. Accordingly, the Panel was pessimistic of the viability of the cart.

The Panel questioned why a minor reconfiguration of the centre could not allow for more deep soil planting in that location rather than just a ribbon of border planting, or even (possibly by building over the parking below) a site for a more active use.

3. North-south site link and relationship the neighbourhood centre to east

The Applicant indicated that it would adopt a 4 metre wide north-south through site link as planned in the DCP in place of the 1 metre wide link presently shown in the plans. That will allow for a better relationship with the adjoining site planned for a neighbourhood centre, and connection to the public square on Gurner Avenue.

The Applicant discussed how the present design anticipated basement parking to a similar grade on the adjoining site. The Panel suggested that the proposed tenancies adjacent to the link be designed to be adaptable to orient at least partly towards the through site link when the adjoining site is developed.

4. East West site link to connect School

The Applicant said a through link would be included to connect the School to the east, once the adjacent site to the east is developed.

5. Carpark tree planting

Carpark tree planting should be incorporated into the design to address heat island effects and the appearance of the development from the South.

6. TfNSW comments

TfNSW had suggested that a left in and left out arrangement would be needed on Fourth Avenue because of the driveway arrangements for Al-Faisal College and its dropoff zone.

7. Vehicular entries

The Panel noted the prominence of 3 vehicular entry points. The Applicant said it had better sealed its loading dock to address that concern.

8. Equitable access

The need for equitable access was discussed, noting the stairs shown on the north south link and the Gurner Avenue entrance.

9. Timing

The importance of progressing the DA was noted given the substantial growth of the population anticipated for the Austral Precinct of the South West Growth Area. A proposed date of late March was proposed for the determination meeting.

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. The panel will determine development in the form it is presented at or prior to 250 days.

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.