

Record of Preliminary Briefing Sydney Western City Planning Panel

PANEL REFERENCE, DA NUMBER & ADDRESS	PPSSWC-443 - Liverpool - DA-365/2024- 1492 Camden Valley Way, Leppington
APPLICANT / OWNER	Applicant: Planning Ingenuity Owner: Al-Saeed & Associates Pty Ltd
APPLICATION TYPE	Development Application
REGIONALLY SIGNIFICANT CRITERIA	CIV > \$5M - Private infrastructure and community facilities
CIV	\$7,976,271.56 (excluding GST)
BRIEFING DATE	21 October 2024

ATTENDEES

APPLICANT	Sophie Perry, Gorana Dubroja (Planning Ingenuity), Gulzar Mohammad and Junaid Malik (Al Saeed Education and Welfare Trust)
PANEL	Justin Doyle (Chair), David Kitto, Louise Camenzuli, Ellie Roberston and Jeremy Thomas (apology)
COUNCIL OFFICER	Nabil Alaeddine
CASE MANAGER	Renah Givney
PLANNING PANELS SECRETARIAT	Renah Givney

DA LODGED & DAYS SINCE LODGEMENT: 21 August 2024 (60 days)

TENTATIVE FURTHER BRIEFING DATE:

The Chair reviewed attendance and introduced purpose of briefing.

Council:

- Provided an overview of the proposal and site, including:
 - the demolition of structures and the construction of a place of worship
 - development site is large and residential properties adjoin the development site to the south.
- Council has received 22 submissions by way of objection. The submission raise concerns relating to noise and traffic.
- The proposal has been reviewed by the Design Excellence Panel (DEP) who have expressed a number of concerns most importantly related to architectural expression and the amount of car parking and hardstand areas proposed.
- The DEP recommended that the developer engage the services of an architect that specialises in the design of places of worship.
- Council believes that in relation to potential noise and traffic impacts restrictive conditions could be imposed to manage potential impacts.
- Council advised the proposal involves a variation to maximum building height, which given the size of the site and location of proposed structure, is considered appropriate in the circumstances.

Panel:

- The Panel summarised its concerns as follows:
 - Architectural presentation. The Panel recorded their preliminary assessment that the presently submitted plans do not provide for an appropriate architectural solution for the site or type of development. The elevations in the plans were discussed. The Panel echoed the advice of the Design Excellence Panel to the effect that that the developer should incorporate specialist architectural advice to improve the design.
 - Access, car parking and hardstand areas. The Panel noted that a large portion of the site under the current design is devoted to vehicle access and manoeuvring, car parking and other hardstand areas. Consideration needs to be given to design amendments that reduce this, possibly through the introduction of an extra level of basement parking.
 - Tree removal. The Panel noted that the current proposal involves the removal a large number of trees that may not need to be removed if the development were to be redesigned to reduce the at grade parking and driveways.
 - Southern setback. The Panel noted that the current proposal does not allow for an appropriate set back and screening to the adjoining residential development to the south.
 - The Panel confirmed that a public meeting would be required given the number of submissions received.

Applicant:

- Advised that they have already redesigned the vehicle access/entry areas to improve the efficient movement of vehicles to and from the site.
- Advised that they are open to further design amendments to address the matters raised by the DEP and the 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 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.