

Record of Preliminary Briefing Sydney Western City Planning Panel

PANEL REFERENCE, DA NUMBER & ADDRESS	PPSSWC-491 – Liverpool – DA-441/2024 – Heathcote Road, Pleasure Point
APPLICANT / OWNER	Applicant: Sera Developments/Hodge Developments Pty Ltd Owner: Pedlove Pty Ltd/Ficorp Pty Ltd
APPLICATION TYPE	The general arrangement of roads, identification of land for public open spaces, establishment of environmental corridors, and stormwater infrastructure on both lots; and Stage 1 works comprising a residential subdivision of approximately 380 lots over 7 substages, including the construction of internal roads and dedication and embellishment of the environmental corridor on part of Lot 1 DP 875804, and stormwater infrastructure for stage 1 on Lot 2 DP817692. Works also include the upgrade to Pleasure Point Road and the intersection with Heathcote Road including reconstruction of suburb entry statement, a new site entry, and construction of new pedestrian and cycle connections within the site and adjoining the land.
REGIONALLY SIGNIFICANT CRITERIA	Capital Investment Value > \$30M
CIV	\$33,000,635 (excluding GST)
BRIEFING DATE	17 February 2025

ATTENDEES

APPLICANT	Daniel Seraglio and Peter Lawrence
PANEL	Justin Doyle (Chair), Louise Camenzuli, David Kitto, Ned Mannoun, Peter Harle
COUNCIL OFFICER	Nabil Alaeddine
CASE MANAGER	Tim Mahoney
PLANNING PANELS SECRETARIAT	Sharon Edwards

DA LODGED: 16 October 2024

DAYS SINCE LODGEMENT: 124

TENTATIVE PANEL BRIEFING DATE: Requirement not currently anticipated

TENTATIVE PANEL DETERMINATION DATE: Mid-June 2025

Chair reviewed attendance and introduced Preliminary Briefing purpose and process.

Applicant

- The applicant provided a presentation with an overview of the proposed subdivision.
- South-western portion of land outside of site, which is owned by the Crown, will remain bushland.
- Concept DA lodged in September 2024.
- Stage 1 would involve subdivision of the site into 380 lots. 7 sub-stages, with bulk earth works.
- Site is substantially cleared. Four substantial existing dwellings presently on site.
- Site has frontage to Georges River. Extensive mangroves exist along the river.
- East Hills railway line is in close proximity.
- Heathcote Rd is a classified road.
- The site is located about a 1.4km walk from East Hills Station and a 15min drive from Liverpool CBD.
- C3 zone runs through the centre of the site, with an RE1 zoning along the foreshore. R2 low density residential left and right of the C3 zoning.
- Lots will be above the 1% AEP with appropriate evacuation routes.
- Stage 1 will include the upgrade of Pleasure Point and Heathcote Rd intersection. This intersection is currently operating at LSO. Collector road connecting east and west Pleasure Point will also be constructed. Further, Stage 1 will include provision of a new playground and dedication of land, shared paths and revegetation of riparian corridor.
- Anticipated bus service will pick up residents from the site area.
- Stage 2 will include subdivision of remaining land, dedication of the RE1 open space and remaining C3 land, dedication of existing jetty and shared path and path connections to Voyager Point.
- Contamination investigations undertaken in view of previous history of the site for landscape storage.
- Aim is to connect existing community by road and by shared paths.
- Sydney Trains primary concerns relate to acoustic impacts and ensuring any works do not cause any damage to operating infrastructure of the rail line. Some details to be clarified regarding the undertaking of minor works in close proximity to the rail line.
- RFS matters can be addressed through additional information.
- Some matters still to be addressed under the RFI, including the potential for a local shop.

Council

- The application was lodged in October last year for concept subdivision, including a VPA.
- RFI issued in December and Council met with Applicant prior to this to discuss engineering, flooding and VPA.
- Meetings with Applicant are progressing well.

- Preliminary GTAs from Fisheries and DPE Water have been received, but some inconsistencies with what RFS said. The site is likely to require a quasi VMP.
- Council is awaiting response to its RFI.
- A meeting is presently being organised with heritage experts as the ACHAR needs further consideration.
- The Applicant has met with the Council's contributions team in relation to the VPA to try and move this forward. The Applicant considers the park and central corridor, inclusive of the area the subject of a VMP, is a public benefit, along with upgrades to the existing road and the required intersection upgrade. Council does not agree. However, if the foreshore area is made a park with community equipment and a foreshore pathway, this would be a public benefit and the Applicant is prepared to do this.
- Good communication with Applicant's team.
- The distance of the development from the foreshore area is still under consideration. The VMP just needs to address this. This interface will be in residual lots in stages 8 and 9 and can be resolved later.
- Various matters raised by Sydney Trains to be considered also.

Panel

- Walkway should sit behind the ~50m setback from the foreshore.
- Panel emphasised that Fisheries requirements must be addressed and that there ought to be an additional area to facilitate public access to the waterfront and associated facilities.
- The Panel also understands that contributions under the VPA are still yet to be resolved.
- The Panel Chair and Councillor Ned Mannoun indicated that a local shop would be appropriate on the site given the anticipate number of residents likely to reside there and that this should be carefully considered as part of the assessment of the DA.
- 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.
- At this stage a mid-June determination date is being targeted.

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.