

BRIEFING DETAILS

BRIEFING DATE / TIME	Monday, 23 June 2025, 10:45am to 11:45am
LOCATION	Ms teams

BRIEFING MATTER(S)

PPSSWC-491 – Liverpool – DA-441/2024 – Heathcote Road, Pleasure Point - 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.

PANEL MEMBERS

IN ATTENDANCE	David Kitto (Chair), Louise Camenzuli, Ned Mannoun, Peter Ristevski
APOLOGIES	Justin Doyle
DECLARATIONS OF INTEREST	NIL

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Nabil Alaeddine, Amanda Merchant
APPLICANT	Daniel Seraglio, Peter Lawrence
OTHER	Sharon Edwards, Tim Mahoney

KEY ISSUES DISCUSSED

- The Panel discussed several matters with the Council and Applicant, including:
 - Public domain along Georges River – the Applicant has amended the plans to address the matters raised by the Panel and Council in the initial briefing on the development and Council is satisfied with these amendments.
 - VPA – Council responded to the Applicant’s offer on 20 June 2025. There are now only two outstanding matters – the maintenance of the jetty and whether a roundabout should be provided at the Pleasure Point Road/Collector Road intersection. Council was confident that these matters could be resolved relatively quickly and advised the panel that its VPA team is able to sign off on the VPA offer so its terms can be included in a condition of consent for the development.
 - Local shop – At the initial meeting, the Panel asked the Applicant to consider including a local shop in the development for future residents. The Applicant advised the Panel that it is currently unable to do this because it is prohibited under the LEP. It indicated it was open to including a local shop in

Stage 2 of the development in the vicinity of the proposed foreshore walkway but noted that this could only be done if Council agreed to rezone the land to make this permissible.

- Sydney Trains concurrence – The Applicant advised the Panel that it had reached agreement with TNSW/Sydney Trains about the proposed interactions of the development with the rail network, and that Sydney Trains is expected to provide its concurrence for the development under Section 2.99 of the Transport & Infrastructure SEPP shortly. The terms of this concurrence are likely to delay the proposed connection between Pleasure Point and Voyager Point under the railway to Stage 2 of the development. While both the Panel and the Council indicated that they would like this connection to be provided as soon as possible, and preferably prior to Stage 2, the Applicant advised the Panel that this was unlikely to occur as it is likely to take some time to address Sydney Trains's detailed requirements for carrying out works within the rail corridor.
- Heritage GTAs – DEECCW will not issue the GTAs for the development under the NPW Act until it has reviewed the results of the proposed test excavations on site. The Applicant advised the Panel that the test excavations are due to be carried out on 14 July 2025 and that it expects the GTAs to be issued shortly thereafter.
- Bushfire GTAs – The Applicant advised the Panel that it has amended the plans to provide a temporary access for bushfire evacuation to address previous concerns raised by the RFS and that it expects the RFS to issue its GTAs for the development shortly.
- The Chair noted the progress that had been made since the last briefing to resolve the outstanding matters, and asked:
 - The Applicant to provide an update to the Panel Secretariat on the resolution of the above matters by 1 August 2025
 - Council to prepare an assessment report by 29 August 2025.
- If the matters are resolved and there is agreement on the draft conditions, then the Panel will determine the application by e-determination in early September 2025
- However, if there is a delay in resolving the matters or disagreements on the draft conditions, then the Panel will convene another meeting on the application.
- Following the briefing, Council advised the Panel that it had met with the RFS and been advised that the RTS still has significant concerns about the bushfire risks of the development and its continued reliance on Heathcote Road for the evacuation of the development during bushfires.
- The Panel encourages the RFS, Council and the Applicant to meet as soon as possible to try and resolve this matter.

TENTATIVE DETERMINATION DATE SCHEDULED FOR – EARLY SEPTEMBER 2025

Planning Panels Secretariat

4PSQ 12 Darcy Street, Parramatta NSW 2150 | Locked Bag 5022, Parramatta NSW 2124 | T 02 8217 2060 | www.planningportal.nsw.gov.au/planningpanels