

DATE OF DEFERRAL	8 December 2025
DATE OF PANEL MEETING	1 December 2025
PANEL MEMBERS	Justin Doyle (Chair), Natasha Harras, David Kitto, Stuart Mangleson, Anthony Krilich
APOLOGIES	Louise Camenzuli
DECLARATIONS OF INTEREST	None

Public meeting held videoconference on 1 December 2025, opened at 1:30pm and closed at 2:35pm.

MATTER DEFERRED

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.

REASONS FOR DEFERRAL

The Panel considered the matters listed at item 6, the material listed at item 7 and the material presented at the meetings and listed at item 8 in Schedule 1.

The Council assessment report was generally supportive of the DA in relation to all development assessment issues excepting only the issue of the impact of the development on the population of koalas which are known to extend from Heathcote National Park into Pleasure Point.

Chapter 4 ‘Koala habitat protection 2021’ of *State Environmental Planning Policy (Biodiversity and Conservation) 2021* contains provisions aimed to encourage the conservation and management of areas of natural vegetation that provide habitat for Koalas to support a permanent free-living population over their present range and reverse the current trend of Koala population decline. The chapter applies to each Local Government Area listed under Schedule 1 of the SEPP. Liverpool LGA is listed under Schedule 2 of the SEPP such that the SEPP applies to all land within the LGA. As such, Chapter 4 of the SEPP applies to the development.

At the public meeting the Panel was informed that the Council was unable to confirm that the mandatory assessment requirements for a consent authority considering a development application relating to land including core koala habitat had been completed. The Panel was also informed that the State Government was considering a project that may affect the migration of native fauna in the vicinity of the site. The Panel sought information in that regard and was referred to the ‘Koala Protection on Heathcote Road around Deadmans Creek’ of the Department of Transport involving the installation of Koala fencing and associated structures and the installation of a koala grid.

The Panel was informed at the public meeting that while there is general agreement as to the conditions that would be imposed if the development is approved in its present form, there remain some issues to be resolved. Subsequent correspondence informs the Panel that conditions have now been agreed.

One matter was raised by the Panel members in their deliberations. The subdivision plan includes a river front vegetated corridor that is generally 50 metres wide. There is one section of that corridor only that is significantly less towards the rail bridge underpass, such that the boundary will be close to the river front footpath, as depicted in the details below. The Panel asked whether that narrowing was appropriate or necessary.



In those circumstances, the Panel agreed to defer the determination of the matter anticipating that Council will provide an addendum assessment report responding to the matters above, which is to be uploaded to the Planning Portal **by 30 January 2025**.

The Panel expects to finally determine the application shortly thereafter by circulation of papers.

PANEL MEMBERS	
Justin Doyle (Chair) 	Natasha Harras 
David Kitto 	Stuart Mangleson 
Anthony Krilich 	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSSWC-491 – Liverpool – DA-441/2024
2	PROPOSED DEVELOPMENT	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.
3	STREET ADDRESS	Heathcote Road, Pleasure Point
4	APPLICANT/OWNER	Applicant: Sera Developments/Hodge Developments Pty Ltd Owner: Pedlove Pty Ltd/Ficorp Pty Ltd
5	TYPE OF REGIONAL DEVELOPMENT	General development over \$30 million
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> • Environmental planning instruments: <ul style="list-style-type: none"> ○ Environmental Planning and Assessment Act 1979 ○ Environmental Planning and Assessment Regulation 2021 ○ Biodiversity and Conservation Act 2016 ○ Fisheries Management Act 1994 ○ Water Management Act 2000 ○ Rural Fires Act 1997 ○ National Parks and Wildlife Act 1974 ○ State Environmental Planning Policy (Planning Systems) 2021 ○ State Environmental Planning Policy (Transport and Infrastructure) 2021 ○ State Environmental Planning Policy (Biodiversity and Conservation) 2021 ○ State Environmental Planning Policy (Resilience and Hazards) 2021 ○ Liverpool Local Environmental Plan 2008 • Draft environmental planning instruments: Nil • Development control plans: <ul style="list-style-type: none"> ○ Liverpool Development Control Plan 2008 • Planning agreements: Nil • Provisions of the <i>Environmental Planning and Assessment Regulation 2021</i>: Nil • Coastal zone management plan: Nil • The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality • The suitability of the site for the development • Any submissions made in accordance with the <i>Environmental Planning and Assessment Act 1979</i> or regulations • The public interest, including the principles of ecologically sustainable development
7	MATERIAL CONSIDERED BY THE PANEL	<ul style="list-style-type: none"> • Council assessment report: 20 November 2025 • Council addendum report received: 28 November 2025 • Written submissions during public exhibition: 32

		<ul style="list-style-type: none"> • Verbal submissions at the public meeting: <ul style="list-style-type: none"> ○ Stephanie Carrick, Alex Sanchez ○ Council assessment officer – Nabil Alaeddine, Emily Lawson ○ On behalf of the applicant – Daniel Seraglio, Peter Lawrence, Ben Jones, Don Hodge, Ben Miles • Total number of unique submissions received by way of objection: 32
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> • Briefing: 17 February 2025 <ul style="list-style-type: none"> ○ <u>Panel members</u>: Justin Doyle (Chair), Louise Camenzuli, David Kitto, Ned Mannoun, Peter Harle ○ <u>Council assessment staff</u>: Nabil Alaeddine ○ <u>Applicant representatives</u>: Daniel Seraglio, Peter Lawrence • Briefing: 23 June 2025 <ul style="list-style-type: none"> ○ <u>Panel members</u>: David Kitto (Chair), Louise Camenzuli, Ned Mannoun, Peter Ristevski ○ <u>Council assessment staff</u>: Nabil Alaeddine ○ <u>Applicant representatives</u>: Daniel Seraglio, Peter Lawrence • Final briefing to discuss council’s recommendation: 1 December 2025 <ul style="list-style-type: none"> ○ <u>Panel members</u>: Justin Doyle (Chair), Natasha HARRAS, David Kitto, Stuart Mangleson, Anthony Krilich ○ <u>Council assessment staff</u>: Emily Lawson, Nabil Alaeddine
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report