

Record of Briefing Sydney Western City Planning Panel

PANEL REFERENCE, DA NUMBER & ADDRESS	PPSSWC-492 – Liverpool – DA-446/2024 – Apiary Street, Austral
APPLICANT / OWNER	Applicant: Baini Design Pty Ltd Owner: AK Developments NSW Pty Ltd
APPLICATION TYPE	Constructing a modern child care facility with 136 places, 23 teachers, and parking for 41 vehicles in a basement at Lot 35, No. 255 Seventh Avenue, Austral.
REGIONALLY SIGNIFICANT CRITERIA	CIV > \$5M - Private infrastructure and community facilities
CIV	\$5,761,235 (excluding GST)
BRIEFING DATE	17 February 2025

ATTENDEES

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

TENTATIVE PANEL DETERMINATION DATE: June 2025

Council advised that the RFI for last year remains presently unanswered.

Issues requiring resolution include:

- a) no play equipment plan has been provided to demonstrate is appropriately and safely located.
- b) Outdoor play area currently includes dense vegetation (which Council advises is to be excluded under the National Quality Framework (NQF) and associated guidelines).
- c) Indoor play area calculations have been assessed by Council to achieve the required minimum total for all ages, but there is a deficiency for the ages of 3-4 and 4-5. The Panel noted that this will presumably also be an issue for necessary approvals from ACECQA and the NSW Department of Education.
- d) Council has raised an issue concerning passive surveillance of play areas for the the 0-2yo children.
- e) Council advises that the design is deficient with regard to outdoor storage areas.
- f) The Plan of Management is presently inconsistent with the DA plans with respect to the different parts of the facility to be used by children of different ages (which has ramifications for staffing and parking requirements).
- g) The traffic assessment by Council is outstanding (The Panel directed that Council advise as to any outstanding issues relating to the design with regards to proposed traffic and pedestrian arrangements within 14 days).

Council anticipates that the DA should be reported to the Panel for determination by late June 2025.

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.