

BRIEFING DETAILS

BRIEFING DATE / TIME	Monday, 10 March 2025, 11:00am to 12:00pm
LOCATION	MS teams

BRIEFING MATTER(S)

PPSSWC-496 – Liverpool – DA-480/2024 – 200 Croatia Avenue, Edmondson Park - Proposed construction of two (2) Residential Flat Buildings with separate basements and road construction (and subsequent subdivision into 2 lots), over future residue super-lot (Lot 26) as approved in Modification Application DA-141/2015/B Stage 1, and demolition of existing structures.

The proposal is submitted pursuant to State Environmental Planning Policy (Housing) 2021, relating to the provision of affordable housing to both buildings.

PANEL MEMBERS

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

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Nabil Alaeddine
APPLICANT	Vikram Mukherjee, Frank Mosca, Gilbert De Chalain, Yichen Zhai, Robert Pincevic, Anton Pincevic, Greg Koutoulas
PLANNING PANELS SECRETARIAT	Sharon Edwards, Tim Mahoney

KEY ISSUES DISCUSSED

- Height exceedances discussed.
- North-south road will run through the middle of the site.
- Basement carpark is split as the site will be subdivided.
- Council informed the Panel that bulk and scale, over-shadowing and solar access are the key issues.
- If the area of the road is deducted from the area of the site, the site does not mean the minimum lot size for the proposed development.
- The Panel Chair noted that density and how FSR are to be calculated are under consideration.
- The Panel Chair noted that there are up to 5m height exceedances.
- The Applicant acknowledged that the Council and the Applicant are apart on how to calculate the FSR in the circumstances, but they are presently awaiting feedback from Council on its legal advice and additional information in relation to this.
- Applicant has shifted the bulk of building to the read to allow better solar access to adjacent development following advice from the Design Excellence Panel (**DEP**).

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- The Applicant considers it has responded to the DEP's guidance.
- The Applicant is of the view that the road is still part of the site area and should not be excluded.
- The Council will provide its response to the Applicant's legal advice, which will enable an assessment of next steps for the determination of this application. These advices will be provided to the Panel in the next week.
- The Applicant otherwise needs 4-5 weeks to finalise the submission of its further information, Council will then take 2-3 weeks to assess this further information. However, if the height of the development remains an issue, this may have a bearing on the above anticipated timeframe for determination of the application.

Planning Panels Secretariat

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