

BRIEFING DETAILS

BRIEFING DATE / TIME	Monday, 24 March 2025, 2:30pm to 3:30pm
LOCATION	MS teams

BRIEFING MATTER(S)

PPSSWC-499 – Liverpool – DA-520/2024 – 2 Macarthur Drive, Holsworthy - Construction of three multi-storey residential flat buildings comprising of a two-level mixed use commercial podium consisting of gymnasium, medical centre, retail and business premises; single storey basement car park and two-storey podium car park; standalone two-storey gastro pub and associated civil and landscape works.

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, Emily Lawson, Neil Ramsey, Steven Tuntenski
APPLICANT	Louis Penna, Ken Knox, Cian Fitzgerald, Adam Coburn, Kelly Coyne, Rido Pin, Rhys Hazell
PLANNING PANELS SECRETARIAT	Sharon Edwards

KEY ISSUES DISCUSSED**Height non-compliance**

As the site is subject to a site specific DCP, ordinarily compliance with the height control would be expected.

The Applicant presented its justification for the noncompliance of building C, arguing that there was a cross fall across the site and the design incorporated setbacks to minimise the visibility of the top level from the public domain and adjoining residential development. It was also argued that the FSR on the site remained compliant and there would be little impact from the additional height.

Council advised it was still considering this issue.

Contamination

The Panel was addressed by representatives of Council's environmental health team who advised that a Stage 2 assessment had been provided. Conclusions of that report include:

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1. The site can be made suitable for the proposed mixed-use development subject particularly to classification of soil removed during excavation of the basement.
2. The required considerations of Chapter 4 of State Environmental Planning Policy (Resilience and Hazards) 2021 can be satisfied

The issue of PFAS contamination was discussed, and the Panel understands that issues including the potential for migration of potential contamination from the adjoining Defence Base will be considered.

Parking

Council reported non-compliance with Council's DCP parking requirements. The Applicant's traffic consultant explained that the non-compliance arose from what he saw as an inappropriate classification of the development that did not sufficiently take into account the location of the development immediately to the east of Holsworthy Train Station.

Developer contributions

The Panel was informed that there were ongoing discussions to be resolved in relation to payments claimed to have been made at the rezoning stage.

DEP comments

Issues such as cross-ventilation and canopy planting raised by Council's Design Excellence Panel were still to be resolved.

TENTATIVE DETERMINATION DATE SCHEDULED FOR JUNE 2025

Planning Panels Secretariat

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