

## BRIEFING DETAILS

|                      |                                          |
|----------------------|------------------------------------------|
| BRIEFING DATE / TIME | Monday, 2 March 2026, 10:00am to 11:00am |
| LOCATION             | Ms teams                                 |

## BRIEFING MATTER(S)

PPSSWC-560 – Liverpool – DA-225/2025 – 83 Tenth Avenue, Austral - Demolition of all existing buildings and structures on the site, selective tree removal and retention of other trees on site, earthworks and site remediation works. Construction of a single-storey neighbourhood shopping centre comprising a full-line supermarket, a liquor store, approximately 15 specialty shops, two kiosks, a food and beverage tenancy, loading dock facilities a car wash service, at-grade car parking for 301 vehicles, 12 motorcycle space and 24 bicycle spaces, landscaping, a signage strategy, and ancillary facilities.

## PANEL MEMBERS

|                          |                                                                                  |
|--------------------------|----------------------------------------------------------------------------------|
| IN ATTENDANCE            | Justin Doyle (Chair), Louise Camenzuli, David Kitto, Ned Mannoun, Richard Ammoun |
| APOLOGIES                | NIL                                                                              |
| DECLARATIONS OF INTEREST | NIL                                                                              |

## OTHER ATTENDEES

|                          |                              |
|--------------------------|------------------------------|
| COUNCIL ASSESSMENT STAFF | Nabil Alaeddine              |
| APPLICANT                | Howard Hathorn               |
| RSD                      | Sharon Edwards, George Dojas |

## KEY ISSUES DISCUSSED

The Panel noted the issues raised in the Design Excellence Committee's report on the DA and other merit matters including:

- Potential impacts from the "pad tenancies" presented only in concept design including particularly potential acoustic impacts from the carwash on residential properties.
- The height difference between the pad level for the proposal and the adjoining residences.
- Retaining walls averaging 2 to 2.5m at certain points long the future road to the north and east of the development site.

The principal concerns identified were however the access and particularly the suitability of Edmondson Avenue for the main traffic entrance. Council's engineer's preference is for retail traffic to come from Tenth Avenue and there to be a left in and left out arrangement for Edmondson Avenue. Notably Edmondson Avenue is a classified road, but TfNSW have not raised any issue.

## Planning Panels Secretariat

The main subject for discussion at the conference was the Council's proposal for the "Community Facility" marked on the site plans. The area of the proposed facility is identified for acquisition in the Austral and Leppington North Contributions Plan 2021 as Item CF3. Despite this, the Council advised that its plans for community facilities in the growth areas were presently being rationalised due to a shortage of funding. It was suggested acquisition of this site may not proceed.

The Panel Chair advised that this new situation should be explored by both the applicant and the Council both for its potential to allow for a resolution of the contentious matters, and also how the development could potentially better use the area if it is not to be acquired. One example discussed was allowing for driveway access to Tenth Avenue (although the Applicant foreshadowed that might raise new issues with the school across the road).

It was on that basis that the Panel, the Council and the Applicant agreed that the Council and the Applicant ought both to consider separately and then discuss together how the "community facility" could be best treated in the development. The Panel would be pleased if there was some community dividend from the area.

The Panel Chair proposed that the briefing be reconvened in 7 days, noting that the pending Court appeal added additional urgency.