



RECORD OF BRIEFING MEETING
SYDNEY SOUTH WEST PLANNING PANEL

MEETING DATE / TIME	01 December 2016 2.20 pm to 2.55 pm
LOCATION	Liverpool City Council, Level 2, Moore Street, Liverpool

ATTENDEES

PANEL MEMBERS	Sheridan Dudley (Chair) Bruce McDonald Cllr Tony Hadchiti Cllr Peter Harle
APOLOGIES	Nicole Gurran Cllr Wendy Waller
DECLARATION OF INTEREST	Nil
COUNCIL ASSESSMENT STAFF	Tony Ristevski David Smith Nelson Mu Toni Averay Nabila Samadie
OTHER	Suzie Jattan – Panel Secretariat

BRIEFING MATTER

2016SYW169 - Liverpool City Council, DA-767/2016, Mixed Use Development, Construction of a mixed use development comprising of ground floor and four levels of commercial tenancies, with a tower above to include twenty serviced apartments and ninety-six residential units with associated basement parking, 203-209 Northumberland Street, Liverpool

KEY ISSUES DISCUSSED – Clarification and Further Information

- Surrounding built and planned context
- 25m zone extension limit
- Sites used for calculation of FSR
- Status/use and ownership of dividing laneway
- Treatment of laneway crossing for pedestrian connecting to existing pedestrian laneway to Northumberland
- Treatment of internal laneway
- Weight to be given to draft LEP amendment
- Provisions and opportunity site status of the land
- Definition of Floor Space Ratio

- Legal advice – one site or two sites
- Status of the road
- Height limit in the area
- Significant variations
- 25m setbacks, permissibility
- Traffic movement
- DCP compliance
- ADG compliance – setbacks
- Overshadowing
- Service apartments
- Separate access/parking for commercial and apartments