

RECORD OF BRIEFING MEETING SYDNEY SOUTH WEST PLANNING PANEL

MEETING DATE / TIME	22 May 2017 1.45 pm to 2.15 pm
LOCATION	Liverpool City Council, 33 Moore Street, Liverpool

ATTENDEES

PANEL MEMBERS	Sheridan Dudley (Chair) Bruce McDonald Nicole Gurran Tony Hadchiti Karress Rhodes
APOLOGY	Wendy Waller
COUNCIL ASSESSMENT STAFF	David Smith Nelson Mu Marcus Jennejohn
OTHER	Suzie Jattan – Panel Secretariat

CONFLICT ON INTEREST: Nil

SITE INSPECTION:

The following Panel Members attended the site inspection:

Sheridan Dudley
Bruce McDonald
Nicole Gurran
Karress Rhodes
Tony Hadchiti

BRIEFING MATTER

Panel Ref – 2017SSW017 - LGA – Liverpool, DA-1109/2016, Address - 21-23 Anderson Avenue, Liverpool
Description – Demolition of all existing structures and construction of a 5-storey residential flat building comprising of two levels of basement parking and 30 residential units including affordable rental housing, pursuant to the provisions of SEPP (Affordable Rental Housing) 2009.

KEY ISSUES DISCUSSED

- Proposed RFB - 50% one bedroom apartments, unit mix - mix of affordable housing
- Design changes
- Floor space ratio and height context – height over runs, number of storeys, affordable housing components
- Solar access – Northern boundary
- Setback – predominant setback of newer buildings in the streetscape
- Location of the building footprint – nearer Southern boundary

Planning Panels Secretariat

Level 16, 320 Pitt Street Sydney NSW 2000 | GPO Box 39 Sydney NSW 2001 | T 02 8217 2060 | www.planningpanels.nsw.gov.au

- Social impact comment
- Impact of overshadowing from approved and potential developments to the north
- Communal open space – comply with solar access