

MEETING DETAILS

MEETING DATE / TIME	Monday, 4 June 2018 – 10.50 am to 11.43 am Site inspection undertaken before meeting
LOCATION	Casula Powerhouse Arts Centre

BRIEFING MATTER(S)

PANEL REF – 2017SSW041 - LGA – Liverpool – DA471/2017

STREET ADDRESS – 32-34 Shepherd Street, Liverpool

DESCRIPTION – Construction of a 17 storey residential flat building comprising of 198 units including demolition of existing buildings.

PANEL MEMBERS

IN ATTENDANCE	Justin Doyle (Chair), Bruce McDonald, Nicole Gurran, Peter Harle and Karress Rhodes
APOLOGIES	Nil
DECLARATIONS OF INTEREST	Potential conflicts of interest noted of Justin Doyle (Chair), Peter Harle and Karress Rhodes to be further investigated

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	George Nehme Rodger Roppolo
OTHER	Suzie Jattan – Panel Secretariat

KEY ISSUES DISCUSSED

The purpose of the briefing was to enable the Panel to consider the degree of its involvement with the pending Land & Environment Court appeal against Council's deemed refusal of the DA.

The Panel Chair learned during the site visit that it is possible acted a number of years ago for an entity that may currently owns lots 3 and 4, although that entity is not the applicant and the advice did not concern this site. The Chair will investigate the circumstances of that potential conflict to determine whether he can continue to participate in the deliberations and determination.

The Panel also discussed the potential for a non-pecuniary conflict arising from past decisions taken by the Councillor members of the Panel. Again, that potential conflict will be investigated before any decision is taken by the Panel.

A central issue for the application is a proposal to close the cul de sac in Shepherd Street. Ultimately that involves decisions for which the Panel is not the determining authority. Either way, traffic issues would need to be resolved for this DA to be able to be approved.

A copy of the plans is to be provided to the Panel. The Panel will review those plans in the context of the road closure. Any amendment to the Statement of Facts & Contentions filed on 29 April 2018 and any Statement of Facts & Contentions in Reply should be provided to the Panel.

The Panel sought advice as to the long-term plans for access along Shepherd Street, observing that it seems likely that traffic and access were considered as part of the rezoning. Council staff advised that there was a traffic report completed at that stage which may prove relevant.

Given the Council's interest in the DA site as part owner, there seemed to be a good case for a degree of independent input into the planning and traffic assessment.

The Panel noted the substantial difference between the setbacks proposed in the massing model submitted with the planning proposal, and those in the DA. In particular the former allowed for the cul de sac to be preserved. Plainly a resolution of heavy vehicle turning would need to be considered if the cul-de sac was permitted to be removed and absorbed into the development site.

The layout of the proposed buildings raises acoustic, solar access and visual issues of merit. The configuration of the individual units will need careful consideration against the DCP and ADG. One issue to be considered is the extent to which the 'study nooks' are adaptable as undersized second bedrooms should be considered.