RECORD OF BRIEFING

SYDNEY WESTERN CITY PLANNING PANEL

BRIEFING DETAILS

BRIEFING DATE / TIME	04 February 2019 Opening Time 1.15pm and closing time 2.20pm Site inspection undertaken on 4 June 2018
LOCATION	Liverpool City Council

BRIEFING MATTER(S)

2017SSW041 – Liverpool – DA DA471/2017, 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 and Nicole Gurran
APOLOGIES	Nil
DECLARATIONS OF INTEREST	Potential conflicts of interest noted of Justin Doyle (Chair). Councillors Peter Harle and Wendy Waller declared a non-pecuniary Interest because they had previously voted on planning applications concerning the development of the Shepherd Street Precinct, and noting Council's potential interest in the outcome of the DA. They attended the briefing meeting but agreed that they will not be able to participate in the Panel's deliberations.

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Nelson Mu Lina Kakish George Nehme Boris Santana
OTHER	Suzie Jattan – Panel Secretariat

KEY ISSUES DISCUSSED AND MATTERS TO BE ADDRESSED IN THE COUNCIL ASSESSMENT REPORT:

- The presentation of the podium level to the River and riverside walkway should be resolved to achieve design excellence, and the Panel would be assisted by feedback from the Design Review Committee on that subject.
- That the opportunity for utilizing the adjoining loading dock to turn trucks might be explored.

- The limited provision of communal open space at ground level and the failure to integrate the open space provided with the riverside open space remains an issue for overall design.
- The Panel are concerned to ensure that it can be satisfied that the basement level excavation is achievable without instability to the future building and river bank, and query whether that should be resolved before any consent becomes operative.
- The Panel is eager to see that the remaining two sites be considered with a view to integrating their approaches to the key design issues.