

BRIEFING DETAILS

BRIEFING DATE / TIME	04 February 2019 Opening Time 3.17pm and closing time 3.45pm Site inspection undertaken before briefing
LOCATION	Liverpool City Council

BRIEFING MATTER(S)

2018SSW022 – Liverpool – DA559/2018, Address – 41-43 Forbes Street, Liverpool
Description – Shop top housing, Construction of a 9-storey shop-top housing development comprising of 4 ground floor commercial suites, 45 residential units (including 10 affordable housing units), two levels of basement parking and associated landscaping works

PANEL MEMBERS

IN ATTENDANCE	Justin Doyle (Chair), Bruce McDonald and Nicole Gurran, Peter Harle and Wendy Waller
APOLOGIES	Nil
DECLARATIONS OF INTEREST	Nil

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	George Nehme Adam Flynn
OTHER	Suzie Jattan – Panel Secretariat

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

- The Panel debated the conflict between the existing height context established by the Ingham Centre and the adjoining 4 storey residential buildings on the one hand, and the 35 metre height limit set by the LEP map. That conflict will need to be addressed in the assessment report.
- There seemed to be a contradiction between arguing that the building next door will not be developed such that upper storey setbacks were not needed, while building a 9 storey building next door which does not respond to the 4 storey building next door being preserved.
- The Panel was of the view that as the building next door was approximately 40 – 45 years old, and around 5 storeys short of the permissible height limit, it is at least conceivable that in coming decades there will be an impetus for that adjoining building to be rebuilt. The Panel observed that the design orientation of the balconies over the adjoining site, coupled

with the less than compliant setbacks would significantly constrain future development options on that land. The developer should consider whether this issue should be addressed in the design relationship of the building with the adjoining building.

- The Panel questioned whether a rationalization of the parking design might free up some additional area for open space and planting at ground level.
- Overlooking and privacy issues towards the rear will need to be considered.