

## BRIEFING DETAILS

<b>BRIEFING DATE / TIME</b>	Monday, 8 February 2021, 12:02pm and 12:51pm
<b>LOCATION</b>	Teleconference

## BRIEFING MATTER(S)

PPSSWC-128 – Liverpool – DA-822/2020 – 167 NORTHUMBERLAND STREET LIVERPOOL 2170 – Construction of a 32 storey mixed use development including commercial floor space and 163 serviced apartments over 2 basement parking levels with associated public domain works

## PANEL MEMBERS

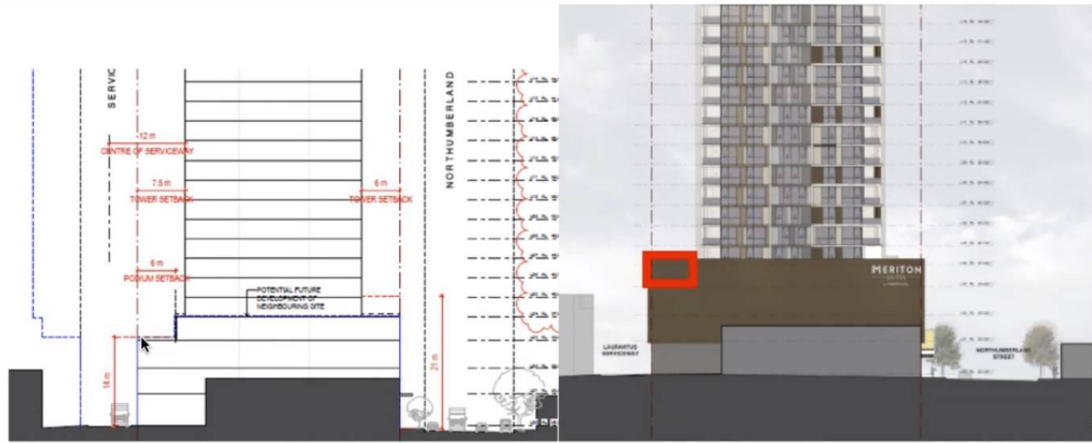
<b>IN ATTENDANCE</b>	Justin Doyle (Chair), Louise Camenzuli, Nicole Gurran, Peter Harle and Wendy Waller
<b>APOLOGIES</b>	None
<b>DECLARATIONS OF INTEREST</b>	None

## OTHER ATTENDEES

<b>COUNCIL ASSESSMENT STAFF</b>	Boris Santana, George Nehme and Lina Kakish
<b>OTHER</b>	Melissa Felipe and George Dojas – Panel Secretariat

## KEY ISSUES DISCUSSED

- This detailed DA relates to the concept proposal the subject of DA 82/2020 which was the subject of a Panel briefing report dated 14 April 2020. The Panel refers to its observations contained in that report.
- Notably, to achieve the proposed height and apportionment of land uses, the concept plan will have to first be approved.
- The issue of site isolation arises in relation to the property occupied as a “continental butchery” to the immediate south. The Panel notes that Council staff has spoken directly to the owner to explain the issue.
- The draft concept plan duplicates the present DCP requirement for a 6 m setback above the third storey which is not complied with (see detail below). The non-compliance will need to be allowed for in the proposed concept, but would require justification. The Panel’s support for that aspect of the design should not be assumed.



- The childcare centre would need to satisfy the Child Care Planning Guideline. The plans would seem to indicate an issue in relation to solar access (item 4.11 of the Guideline).

**TENTATIVE PANEL MEETING DATE: N/A**