

Record of Kick-Off Briefing Sydney Western City Planning Panel

PANEL REFERENCE, DA NUMBER & ADDRESS	PPSSWC-223 – DA-1408/2021 – 148 George Street, Liverpool
APPLICANT / OWNER	Applicant: ALTIS BULKY RETAIL PTY LTD Owner: The Trust Company Australia Limited
APPLICATION TYPE (DA, Concept DA, MOD, INTEGRATED, DESIGNATED)	Capital Investment Value > \$30M DA for the demolition of existing structures and construction of a thirty-four (34) storey mixed use development
REGIONALLY SIGNIFICANT CRITERIA	Clause 2, Schedule 7 of the SRD SEPP: General Development over \$30 million
KEY SEPP/LEP	State Environmental Planning Policy 55 – Remediation of Land State Environmental Planning Policy 65 – Design Quality of Residential Apartment Development Liverpool Local Environmental Plan 2008
CIV	\$126,029,678.00 (excluding GST)
BRIEFING DATE	11 April 2022

ATTENDEES

APPLICANT	Fiona Beaverson, John Wynne, James McCarthy, Kate Riley, Renee Sheary
PANEL CHAIR	Justin Doyle
COUNCIL OFFICER	Patrick Curmi, Robert Micallef, William Attard, Kerrie Elliott, Brenton Toms
CASE MANAGER	George Dojas
PLANNING PANELS SECRETARIAT	Jeremy Martin

ISSUES LIST

- Introduction
- Council summary:
 - Council's engineering department has raised the issue of consistency in the treatment of the laneway for this development and that of the approved adjoining building.
 - Amended traffic assessments were noted to be required for referral.
 - The Design Excellence Panel (DEP) provided support for the application at the pre-DA stage and the Council is awaiting its report from its review of the DA. One issue raised at the DEP meeting is the narrowing at the southern end of the through site pedestrian link, which should be widened. The DEP again noted privacy and acoustic concerns for apartments at level 5 which might be better suited for communal space.
- Applicant summary:
 - The application has no major non-compliances and is seeking design responses to work toward a timely determination.
 - Activation of the site in its surrounding context is emphasised in the design. The proposal will contribute to a precinct wide art strategy in the Liverpool CBD.
 - The new building has been designed around an expectation that it will be a key development providing housing for essential workers and as a civic place.
 - Features of the heritage items have been referenced in the design of the facade and landscaped podium.
 - Aspects of the design were discussed particularly in terms of maximising amenity and solar access through the orientation of the two tower elements.
 - The majority of referral comments are still awaited. Comments from Bankstown Airport in relation to the building height are expected within 2 to 3 weeks.
 - Public exhibition has occurred. The application has been notified twice (11/01/22-26/01/22; and 04/02/22-18/02/22). A total of two submissions were received. Concerns related to the proposed height, solar panels and overshadowing.

Chair comments

- The Chair recommends the applicant communicate with the adjoining building owner to achieve consistency of design particularly in relation to the proposed laneway and public art initiatives.
- The Chair noted the SEE references to the proposed side setbacks reflecting the approved adjoining building, and said variations to the relevant DCP controls would need to be addressed.

Council is yet to undertake its full application assessment, so this record is not a final list of the issues they will need to consider.

The application is yet to be considered by the Sydney Western City Planning Panel and therefore future comment will not be limited to the detail contained within.

KEY ISSUES IDENTIFIED FOR CONSIDERATION

- Consistency in the width of the pedestrian through site link.
- Consistency with the adjoining building
- Unresolved traffic considerations awaiting TfNSW and Council feedback

REFERRALS REQUIRED

Internal

- Heritage
- City Economy
- Engineering
- City Design Traffic
- City Design Public Domain
- Waste
- Environmental Health
- Flooding
- Social Impacts Public Arts

External

- Endeavour Energy
- Sydney Water
- Air Services Australia
- South Western Local Health District
- TfNSW
- RFS
- Sydney Trains

TENTATIVE PANEL BRIEFING DATE: June 2022

TENTATIVE PANEL DETERMINATION DATE: June 2022