

BRIEFING DETAILS

BRIEFING DATE / TIME	Monday, 16 May 2022, 10:10am to 10:50am
LOCATION	Teleconference

BRIEFING MATTER(S)

PPSSWC-224 – Liverpool – DA-50/2021 – 23 Charles Street, Liverpool 2170 – Demolition of existing dwellings and the construction of an affordable rental housing residential flat building consisting of ground level parking, seven levels of residential accommodation and a roof top communal area.

PANEL MEMBERS

IN ATTENDANCE	Justin Doyle (Chair), Louise Camenzuli, Nicole Gurran, Ned Mannoun and Peter Harle
APOLOGIES	N/A
DECLARATIONS OF INTEREST	N/A

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Patrick Curmi, Emmanuel Toms, Brenton Toms
APPLICANT	Michael Kourakis, Michael Trinh, Warwick Stimson
OTHER	George Dojas & Jeremy Martin – Planning Panels Secretariat

KEY ISSUES DISCUSSED

1. Council reports that most of the issues have been resolved, but says that the presentation to Charles Street remains an issue and Council has suggested reversing the stairwell to the western side of the building. The Applicant says that issue is newly raised.
2. The Panel observed that the DA has been presented to the Design Review Committee on three occasions, with the relocation of the stairwell not raised, and suggested that this may indicate the issue was not determinative. The Applicant was nonetheless asked to consider the substance of the concern and possibly to consider whether articulation either for the height of the stairwell or even for the ground floor was warranted.
3. There is a clause 4.6 request made in relation to height. The Panel chair noted that the structure above the height limit goes beyond an architectural feature and would need to be justified with reference to the accepted applicable authorities and principles.

4. A Panel member raised the issue of adequacy of parking and a shortfall against Council's standards. Council staff advised that the development complied with a deemed to satisfy standard under the SEPP such that the DA cannot be refused on the ground of inadequate parking.
5. The potential inclusion of a 'car share space' was discussed as a means to increase the efficient use of the area available for parking.
6. Facility for charging electric vehicles should be considered.
7. The Panel was informed there is substantial provision of solar panels for sustainable energy use.
8. Presentation of the intrusion of parking above ground floor level was noted.

TENTATIVE DETERMINATION DATE SCHEDULED FOR JULY 2022

Planning Panels Secretariat

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