

Record of Kick-Off Briefing Sydney Western City Planning Panel

PANEL REFERENCE, DA NUMBER & ADDRESS	PPSSWC-334 – Liverpool – DA-50/2021/A – 23 Charles Street, Liverpool
APPLICANT / OWNER	Applicant: File Planning/Hume Community Housing Association Company Limited Owner: Hume Community Housing Association Company Limited
APPLICATION TYPE	Modification of development consent under section 4.55 (2) of the Environmental Planning and Assessment Act 1979 to alter the approved building form including internal design changes.
REGIONALLY SIGNIFICANT CRITERIA	S4.55(2) Modification Application
CIV	\$5,046,429 (excluding GST)
BRIEFING DATE	19 June 2023

ATTENDEES

APPLICANT	Anna Johnston, Dan Lincoln, Bryce Luke, Sudden Masta, Mahi Lau
PANEL	Justin Doyle (Chair), Louise Camenzuli, David Kitto, Karress Rhodes, Ned Mannoun
COUNCIL OFFICER	Nabil Alaeddine, Ariz Ashraf, Emily Lawson, Lashta Haidari
CASE MANAGER	Kate McKinnon
PLANNING PANELS SECRETARIAT	Sharon Edwards, Tim Mahoney

DA LODGED & DAYS SINCE LODGEMENT: 21 November 2022 (210 days)

TENTATIVE PANEL BRIEFING DATE: Requirement not currently anticipated

TENTATIVE PANEL DETERMINATION DATE: 24 July 2023 (Upload of assessment report no later than 17 July 2023)

Chair reviewed attendance and introduced Kick Off Briefing purpose and process.

Applicant

- The applicant advised that minor landscaping changes have been proposed in the modification application to allow for accessibility requirements. The applicant noted that calculation of landscaped and deep soil areas in the original DA were incorrectly calculated and that using this metric for the modification revealed that the reduction in these areas is less significant.
- The applicant advised that whilst tight, they can consider incorporating bike parking within the proposed basement or provide undercover bike storage. Council and the applicant are to discuss the best and mutually acceptable outcome in this instance.

Council

- Council advised the key issue that resulted in the change of the modification from a 1A to a 2 included the additional height of buildings proposed which exceeds the development control by greater than 10%. It was noted that the change in building height comprised lift overruns only, with no other part of the building increasing.
- Remainder of proposed modifications relate to internal and façade changes and are considered generally insignificant and acceptable by Council.
- Council will request that bike parking be incorporated within basement levels or provided undercover and will consider conditioning this to expediate matters.

Panel

- The panel encouraged the resolution of landscaping and minor urban design issues through conditions of consent to expediate the determination of this modification. The chair encouraged Council and the applicant's landscape experts to work together to find a solution.
- The panel targets determination of RSDAs within 250 days. The chair noted that the upload of this application as an RSDA was significantly delayed and requested that Council expedite efforts to progress their assessment and report. The panel requested that the matter be presented for determination in 28 days and requested that the applicant be provided a copy of any modified conditions prior to determination so that the Applicant could respond in time for the determination.

Note:

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 in order to draft their recommendation.

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.