

## Record of Kick-Off Briefing Sydney Western City Planning Panel

<b>PANEL REFERENCE, DA NUMBER &amp; ADDRESS</b>	PPSSWC-346 – Liverpool – DA -337/2023 – 15 Pearce Street, Liverpool
<b>APPLICANT / OWNER</b>	Applicant: Ghazi Al Ali Architect Pty Ltd Owner: Amersfoort Investment Group Pty Ltd
<b>APPLICATION TYPE</b>	Demolition of existing structures, removal of 20 trees, bulk earthworks to facilitate basement level construction and construction of 23 x 3 bedroom, 3 storey dwellings as part of a multi dwelling housing development over a basement level car park comprising 50% affordable housing pursuant to State Environmental Planning Policy (Housing) 2021.
<b>REGIONALLY SIGNIFICANT CRITERIA</b>	CIV > \$5M - Private infrastructure and community facilities
<b>CIV</b>	\$ 13,230,450 (excluding GST)
<b>BRIEFING DATE</b>	14 August 2023

### ATTENDEES

<b>APPLICANT</b>	Ghazi Al Ali, Ali Zeineddine
<b>PANEL</b>	Justin Doyle (Chair), David Kitto, Louise Camenzuli, Karress Rhodes, Ned Mannoun
<b>COUNCIL OFFICER</b>	Amanda Merchant, Nabil Alaeddine
<b>CASE MANAGER</b>	Kate McKinnon
<b>PLANNING PANELS SECRETARIAT</b>	Tim Mahoney

**DA LODGED & DAYS SINCE LODGEMENT:** 13 June 2023 (62 days)

**TENTATIVE PANEL BRIEFING DATE:** Requirement not currently anticipated

**TENTATIVE PANEL DETERMINATION DATE:** Late January 2024

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

**Applicant**

- The applicant provided description of proposed development, site context and proposed materials and finishes
- The applicant confirmed that the proposal does not exceed the height limit for the site.

**Council**

- Council advised that it is presently considering whether the application will be referred to the Design Excellence Panel (DEP). If required, the application will not be considered by the DEP until October.
- Council outlined a four-month timeframe for the assessment of the application with a planned late January determination meeting.

**Panel**

- The applicant confirmed the intent is to commit to maintaining 50% affordable housing dwellings in the development for 15 years by registered instrument.
- The Panel requested assessment by Council of the compatibility with present and planned streetscape and impacts on solar access for adjoining dwellings
- The Panel was advised that the proposal is below the height limit.
- The Panel noted the “heat-sink” is issue in Western Sydney, and noted the Council’s encouragement of lighter coloured façade treatments and light roofing.
- Provision of roof solar panels and electric vehicle charging should be explored.

**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.