

Record of Preliminary Briefing Sydney Western City Planning Panel

PANEL REFERENCE, DA NUMBER & ADDRESS	PSSWC-361 – Liverpool – DA-471/2023 - 31 Shepherd Street, Liverpool
APPLICANT / OWNER	Applicant: Lateral Estate Pty Ltd Owner: NA Brightfields Pty Ltd
APPLICATION TYPE	Demolition of structures above and below ground, Tree removal, subdivision into 3 lots, construction and dedication of new public road, bulk earthworks, provision of ancillary services, drainage and landscape works, publicly accessible through site link and open space, Construction of 2 residential flat buildings containing 341 residential apartments and 66 co-living dwellings over basement carparking.
REGIONALLY SIGNIFICANT CRITERIA	Capital Investment Value > \$30M
CIV	\$ 99,374,000 (excluding GST)
BRIEFING DATE	9 October 2023

ATTENDEES

APPLICANT	Benjy Levy, Desiree Bosnjak, Frank Mosca, Peter Peng, Nick Andriotakis, Scott Barwick
PANEL	Justin Doyle (Chair), David Kitto, Louise Camenzuli , Ned Mannoun, Karress Rhodes
COUNCIL OFFICER	Nabil Alaeddine, Amanda Merchant
CASE MANAGER	Kate McKinnon
PLANNING PANELS SECRETARIAT	Tim Mahoney, Sharon Edwards

DA LODGED & DAYS SINCE LODGEMENT: 31 August 2023 (39 days)

TENTATIVE PANEL BRIEFING DATE: Requirement not currently anticipated.

TENTATIVE PANEL DETERMINATION DATE: May 2024

Chair reviewed attendance and introduced Preliminary Briefing purpose and process.

Applicant

- The applicant provided description of proposed development, site context and proposed materials and finishes.
- There are a combined 341 residential apartments proposed and 66-coliving apartments over basement parking.
- Provision of a publicly accessible through-site link connecting a new publicly accessible landscaped forecourt to the existing foreshore public open space.
- The connection between Shepherd Street and Powerhouse Road will be a proper public road with additional carparking provided.
- The applicant outlined the gas bottles observed by the panel on the site may be removed when the gas line previously agreed and approved is constructed.
- The buildings have been designed to be sympathetic to the heritage nature of the nearby powerhouse museum.
- There are clause 4.6 variation requests for breaches to building height and floor space ratio.

Council

- Council has sent all referrals and received a response from Endeavor energy who raised no objection.
- Currently on notification (28 September 2023 – 26 October 2023) – One (1) submission received to date.
- Council is still undertaking its preliminary assessment of the application.

Panel

- The panel chair raised concerns with the standard of landscaping currently at the site and within the vicinity.
- The panel chair suggested the planner review the advice provided for the adjoining site as the panel's comments would be like those previously provided.
- The panel raised concerns with wayfinding and the level of traffic that would be generated because of the development. Concerns were also raised about turn paths for vehicles accessing the site and the ability to turn around/change direction with the potential for vehicles needing to travel to the powerhouse museum to turnaround.
- The panel raised concerns with the level of basement parking proposed given the proximity to the river and the potential for above ground parking as an alternative to reduce future impacts on the waterfront.
- The panel queried why there wasn't more activation along the river front and the setbacks from the road reserve.
- The panel noted the walkway along the riverfront hasn't been completed to date.
- Mayor Ned Mannoun outlined there are funds being held in a bond for works within the waterfront.
- The panel queried where the application was before the DRP. Council advised it is being considered by the DRP on the 12th of November 2023.

- The panel queried how long it would take for Council to complete its assessment of the application. Council advised they would have an idea if there would be a request for information issued in mid-November. The Council advised May 2024 for a possible determination date (6 months).
- The panel targets determination of RSDAs within 250 days. The chair recommends that the applicant expedite their efforts to facilitate any amendments or additional information required by Council to allow them to complete their assessment. The panel may determine development in the form it is presented at or prior to 250 days.

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.