

Record of Preliminary Briefing Sydney Western City Planning Panel

PANEL REFERENCE, DA NUMBER & ADDRESS	PPSSWC-364 – Liverpool – DA-489/2023 – 62 Copeland Street, Liverpool
APPLICANT / OWNER	Applicant: Chanine Design Pty Limited Owner: VFC Projects Pty Ltd
APPLICATION TYPE	The proposal seeks approval for the demolition of the site's existing structures followed by the construction of a new twelve storey residential flat building consisting of forty-three (43) residential units and two (2) levels of basement car parking upon land which is known as 62-62A Copeland Street, Liverpool.
REGIONALLY SIGNIFICANT CRITERIA	CIV > \$5M - Private infrastructure and community facilities
CIV	\$ 13,229,133 (excluding GST)
BRIEFING DATE	16 October 2023

ATTENDEES

APPLICANT	Rudy Jasin, James Mesiti
PANEL	Justin Doyle (Chair), David Kitto, Louise Camenzuli, Karress Rhodes, Ned Mannoun
COUNCIL OFFICER	Nabil Alaeddine, Amanda Merchant, Michael Oliviero
CASE MANAGER	Kate McKinnon
PLANNING PANELS SECRETARIAT	Sharon Edwards, Tim Mahoney

DA LODGED & DAYS SINCE LODGEMENT: 12 September 2023 (34 days)

TENTATIVE PANEL BRIEFING DATE: Requirement not currently anticipated

TENTATIVE PANEL DETERMINATION DATE: April 2024

Chair reviewed attendance and introduced Preliminary Briefing purpose and process.

Applicant

- The applicant provided details on the site history, previous applications, proposed development, and site context. The applicant noted the site is known as a 'gateway site'.
- The applicant has found a tier one community housing provider if the development receives a favourable outcome.
- The applicant outlined they would clarify their gross floor area calculations to ensure it is in keeping with the requirements of the Housing SEPP to obtain additional floor space ratio.

Council

- Council's issues include the requirement for a geotechnical report to be provided and less than 50% of the development is affordable housing. Additional units need to be provided if the applicant wishes to be permitted additional floor space as outlined in the Housing SEPP noting the site area.
- Referrals are outstanding and Council is still undertaking its preliminary assessment of the application.
- Council is attempting to get the application before the design review panel by December.
- Council advised of a tentative determination date of April 2024.

Panel

- The panel queried if there were any issues or impacts on a classified road to which the Council advised they are awaiting a response from Transport for NSW. The panel noted if there were concerns raised by Transport for NSW then another briefing may be required to understand the issues.
- 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 the 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.