

BRIEFING DETAILS

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| BRIEFING DATE / TIME | Tuesday, 19 November 2024, 9:30am to 11:00am |
| LOCATION | MS teams |

BRIEFING MATTER(S)

PPSSWC-364 – Liverpool – DA-489/2023 – 62 Copeland Street, Liverpool - 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.

PANEL MEMBERS

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| IN ATTENDANCE | Justin Doyle (Chair), David Kitto, Louise Camenzuli, Ned Mannoun, Peter Harle |
| APOLOGIES | NIL |
| DECLARATIONS OF INTEREST | NIL |

OTHER ATTENDEES

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| COUNCIL ASSESSMENT STAFF | Nabil Alaeddine |
| APPLICANT | Rudy Jasin, James Mesiti, Andrew Minto |
| PLANNING PANELS SECRETARIAT | Renah Givney, Sharon Edwards |

KEY ISSUES DISCUSSED

- The Council planning team led the Panel through the plans and explained that the key issues for the design were the impacts on adjoining sites in terms of solar access, and outlook toward the building. The Council Design Excellence Panel is not supportive of the proposal principally due to the solar access and setback issues identified in the Council briefing note, as well as related internal amenity issues. The Council assessment staff reported that these problems are, to a large extent, inevitable for any design with a residential tower typology on this site, as permitted by the planning instrument. The problems arise from the orientation of the site in relation to surrounding development. Council's assessment staff advised that available amendments to the design had been considered, but they would not resolve the solar access problems.
- The Panel noted that revisions to the Housing SEPP meant that the height proposed in the DA which was non-compliant when the DA was lodged would now be permissible because of the bonus allowing additional height for affordable housing schemes, if the DA was lodged after December 2023.

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- Council reported that the western façade of the building could be improved through a mix of materials and compliance with Council’s public art strategy.
- The Applicant presented a chronology of progress with the DA pointing to delay in the determination. The Panel agreed that the DA could have progressed more promptly and noted its dissatisfaction that the DA was being reported so late, which constrained the Panel’s ability to meaningfully involve itself in the assessment process.
- The Panel raised the issue of the presentation of the western façade as an issue warranting further work. The options of refusal, deferment, or a deferred commencement condition were canvassed, with the Applicant stressing that it was eager not to delay commencement of the project.
- To address that concern the briefing agreed that the Applicant would endeavour to supply supplementary material to address the appearance and public art issues. The Panel encouraged prompt and direct consultation with the responsible Council staff to work co-operatively in that regard.
- Council advised that it was still working to resolve the draft conditions, but that some matters such as traffic were still being resolved.
- To hopefully allow a determination this year, the Panel proposed the following timetable moving forward:
 - 5pm Wednesday 20 November 2024 - Council to supply working draft of the Conditions to the Secretariat and the Applicant (even if some conditions are yet to be resolved).
 - 5pm Tuesday 26 November 2024 - Applicant is to submit to the Panel and the Council a submission as to the treatment of the proposed building and particularly the western façade to address Council’s identified concerns.
 - 5pm Wednesday 27 November 2024 - Council is to submit to the secretariat and the Council a final set of proposed conditions, with advice as to any conditions which are not accepted by the Applicant, and the competing positions of the Council and the Applicant on any points of disagreement.

TENTATIVE DETERMINATION DATE SCHEDULED FOR LATE NOVEMBER/EARLY DECEMBER 2024

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