

## Record of Preliminary Briefing Sydney Western City Planning Panel

<b>PANEL REFERENCE, DA NUMBER &amp; ADDRESS</b>	PPSSWC-370 – Liverpool – DA-520/2023 – 7 Castlereagh Street, Liverpool
<b>APPLICANT / OWNER</b>	Applicant/ Owner: Castlereagh Street Developments Pty Ltd
<b>APPLICATION TYPE</b>	Demolition of all existing structures, tree removal and construction of a Residential Flat Building with two (2) levels of basement parking and Demolition of all existing structures, tree removal and construction of a Residential Flat Building with two (2) levels of basement parking and a change of use of the ground floor to a Centre Based Childcare Facility for 90 children with lot consolidation and associated civil and landscaping works. Change of use of the ground floor to a Centre Based Childcare Facility for 90 children with lot consolidation and associated civil and landscaping works.
<b>REGIONALLY SIGNIFICANT CRITERIA</b>	Capital Investment Value > \$30M
<b>CIV</b>	\$ 42,260,646 (excluding GST)
<b>BRIEFING DATE</b>	30 October 2023

### ATTENDEES

<b>APPLICANT</b>	Chow Wang, John Bouchahine, Jacki Goerges, Vince Zener, Jeffry Anwar, Ian Conry, Krystal Narbey
<b>PANEL</b>	Justin Doyle (Chair), David Kitto, Louise Camenzuli, Karress Rhodes, Ned Mannoun
<b>COUNCIL OFFICER</b>	Amanda Merchant, Nabil Alaeddine, Michael Oliviero
<b>CASE MANAGER</b>	Kate McKinnon
<b>PLANNING PANELS SECRETARIAT</b>	Sharon Edwards, Tim Mahoney

**DA LODGED & DAYS SINCE LODGEMENT: 11 October 2023** (19 days)

**TENTATIVE PANEL BRIEFING DATE:** February 2024

**TENTATIVE PANEL DETERMINATION DATE:** Within 250 day target

Chair reviewed attendance and introduced Preliminary Briefing purpose and process.

**Applicant**

- The applicant provided description of the proposed development and site context.
- The applicant discussed cross ventilation, building separation and setbacks proposed under the application.

**Council**

- Council advised they are currently undertaking a preliminary assessment of the proposed development.
- Council noted that traffic issues have been identified related to the design of the car park ramps.
- Council advised they are tentatively targeting determination of this matter for April 2024, with an earlier date possible if the issues are resolved sooner.

**Panel**

- The panel chair requested that a further briefing be held in February 2024 to obtain an update on the status of the assessment of the application.
- The panel targets determination of RSDAs within 250 days. The chair recommends that the applicant expedite their efforts to facilitate 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.