

BRIEFING DETAILS

BRIEFING DATE / TIME	Monday, 23 June 2025 9:30am to 10:30am
LOCATION	MS teams

BRIEFING MATTER(S)

PPSSWC-419 – Liverpool – DA-216/2024 - 132 Macquarie Street, Liverpool - Concept Development Application for: Amalgamation of lots and boundary adjustment to include a portion of Hanwell Serviceway as part of the development site; Confirmation of building envelope to enable the construction of a building comprising: three commercial towers of 11, 17 and 21 levels above a four (4) storey podium; Two and a half (2.5) levels of basement car parking with 200 car parking spaces; Pedestrian through site link connecting George Street and Macquarie Mall.

PANEL MEMBERS

IN ATTENDANCE	David Kitto (Chair), Louise Camenzuli, Bronte Rivers, Anthony Krilich
APOLOGIES	Justin Doyle
DECLARATIONS OF INTEREST	NIL

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Nabil Alaeddine
APPLICANT	Gilbert Blandin de Chalain
OTHER	Sharon Edwards, Tim Mahoney

KEY ISSUES DISCUSSED

- The Panel discussed the following matters with Council and the Applicant:
 - Amended plans – The Applicant has amended the plans for the development to address the matters raised by the Panel and Applicant at the previous briefing. The amendments include consolidating the development into two towers. Council advised the Panel that it is satisfied with the amended plans.
 - Impacts on St Luke’s Church – Council advised the Panel that the amended plans comply with the relevant controls and are unlikely to have an adverse impact on the church and that key issues – such as the compatibility of the materials of the new buildings with the church – will be dealt with during the detailed assessment of subsequent DAs.
 - Impacts on the proposed bike path on Elizabeth Street – Council advised the Panel that the development will not encroach on the proposed bike path.
 - Contamination – The Chair noted that any potentially contaminated material on site will be removed from the site during the construction of the proposed basements for the development and that there was little doubt that the site could be made suitable for the development under the Resilience & Hazards SEPP. The key issue will be to ensure the waste is properly classified on site

under the EPA guidelines before it is taken to suitable disposal facilities under any waste management plan for the development.

- The Panel determined that:
 - Council should complete its assessment report by 18 July 2025
 - If there is agreement on the draft conditions, the Panel is likely to determine the DA via e-determination by the end of July 2025
 - If there are disagreements on the conditions, the Panel is likely to hold a further meeting with Council and the Applicant before determining the DA in early August 2025.

TENTATIVE DETERMINATION DATE SCHEDULED FOR END JULY 2025