**MINUTES AND DETERMINATION OF THE**

**LIVERPOOL LOCAL PLANNING PANEL MEETING**

**Monday 24th February 2020**

Held at the

**‘Gold Room, Liverpool Library’**

170 George Street

LIVERPOOL

Panel: Michael Mantei (Chair)

Grant Christmas Expert

Jason Perica Expert

Stephen Dobell-Brown Community Rep

There were no conflicts of interest declared by any panel members in relation to any items on the agenda.

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| **ITEM No:** | **1** |
| **APPLICATION NUMBER:** | **DA-24/2017** |
| **SUBJECT:** | **Stage 1: Subdivision of the site to create 3 superlots (being superlot 1, 2 and 3);**  **Stage 2: Subdivision of superlot 2 into residue lots (for future residential lots, drainage reserves and a public reserve/open space for dedication to Council); site remediation works, bulk earthworks, road and drainage and infrastructure construction and connect to services and pedestrian bridge.**  **The proposed works are designated development pursuant to the Environmental Planning and Assessment Regulation 2000, for the purposes of contaminated soil treatment works.** |
| **LOCATION:** | **Lot 70 DP 1065574**  **146 Newbridge Road, Moorebank** |
| **OWNER:** | **Tanlane Pty Ltd** |
| **APPLICANT:** | **Mirvac Homes Pty Ltd** |

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| **ISSUES RELATED TO THE APPLICATION** |

The Panel inspected the site and read the Council officer’s report. A representative of the applicant and the applicant’s planning consultant attended the meeting and answered questions from the Panel.

The Panel notes the legal advice prepared on behalf of the applicant which has been reviewed by Council’s legal advisor. The Panel notes that both the applicant’s and Council’s legal advice confirms that the proposed subdivision works are permitted with development consent within the RE1 and RE2 zones under Liverpool LEP2008. The Panel is satisfied that the question of permissibility raised by the Panel at its meeting on 16 December 2019 has been properly addressed.

The Panel has considered the applicant’s additional justification for variation of the minimum allotment size for proposed Lot 16 dated 5 February 2020. The Panel considers that the variation request in total adequately addresses the matters in clause 4.6 (3) of Liverpool LEP2008 and the Panel is satisfied that the proposed development will be in the public interest because it is consistent with the objectives of clause 4.1 of Liverpool LEP2008 and the objectives of the RE1 and RE2 zones.

The Panel notes proposed condition 4 of the deferred commencement consent requires land owner’s consent from Council for construction of the pedestrian evacuation bridge and associated works. The Panel has been provided with a letter from the Director Property and Commercial Development at Liverpool City Council giving land owners consent to the lodgement of this development application. The Panel notes that further consent from Council will be required for the detailed design of the bridge at a later date. As owner’s consent for lodgement of the development application has now been provided, condition 4 is no longer necessary and will be deleted from the final consent.

The Panel considers that the Council officer’s assessment report submitted to this meeting and the prior Panel meeting on 16 December 2019 adequately address the statutory requirements and potential environmental impacts of the proposed development.

The Panel notes a number of minor amendments are needed to the draft conditions to correct typographical errors. These amendments were provided to Council officers by the Panel and the final conditions have been amended accordingly.

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| **VOTING NUMBERS:** |

4-Nil

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| **DETERMINATION OF PANEL:** |

DA-24/2017 Stage 1: Subdivision of the site to create 3 superlots (being superlot 1, 2 and 3); Stage 2: Subdivision of superlot 2 into residue lots (for future residential lots, drainage reserves and a public reserve/open space for dedication to Council); site remediation works, bulk earthworks, road and drainage and infrastructure construction and connect to services and pedestrian bridge be approved subject to the conditions outlined in the Council officer’s report, except deferred commencement condition 4, and as amended to correct typographical errors.

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| **ITEM No:** | **2** |
| **APPLICATION NUMBER:** | **DA-995/2017** |
| **SUBJECT:** | **Demolition of two (2) existing dwellings, construction of residential flat building with twenty two (22) units over five (5) storeys with basement carparking.** |
| **LOCATION:** | **Lots 18 & 19 DP 236405**  **32 - 34 Mckay Avenue, Moorebank** |
| **OWNER:** | **Mr William Bradley, Brad and Ainsley Thompson** |
| **APPLICANT:** | **Fab Siqueira Pty Ltd** |

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| **ISSUES RELATED TO THE APPLICATION** |

The Panel inspected the site and read the Council officer’s report.

The Panel is satisfied that the amendments made to the design since the Panel’s meeting of 25 November 2019 result in the proposed residential flat building complying with the maximum floor space ratio under Liverpool LEP2008. Accordingly no variation request under clause 4.6 of Liverpool LEP2008 is required. The Panel also notes that the revised landscape plan and colour scheme satisfy the remaining issues raised by the Panel at its meeting on 25 November 2019.

The Panel otherwise agrees with the Council officer’s assessment of the development application.

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| **VOTING NUMBERS:** |

4-Nil

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| **DETERMINATION OF PANEL:** |

DA-995/2017 Demolition of two (2) existing dwellings, construction of residential flat building with twenty two (22) units over five (5) storeys with basement carparking be approved subject to the conditions in the Council Officer’s report.

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| **ITEM No:** | **3** |
| **APPLICATION NUMBER:** | **DA-356/2018** |
| **SUBJECT:** | **Construction of a five-storey residential flat building consisting of 36 apartments above a single level basement car park** |
| **LOCATION:** | **Lot 31 and 32 DP 1197095**  **31 and 32 Passendale Road, Edmondson Park** |
| **OWNER:** | **EDMO 1 Pty Limited** |
| **APPLICANT:** | **Vantage Property** |

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| **ISSUES RELATED TO THE APPLICATION** |

The Panel inspected the site and read the Council officer’s report.

The Panel notes that the application has been referred to the Design Excellence Panel and the Panel’s recommendations have been considered by Council Officers.

The Panel also notes that the design complies with the envelope controls in the apartment design guide under SEPP65.

The Panel otherwise agrees with the Council officer’s assessment of the development application.

The Panel notes a number of amendments are needed to the conditions to delete duplication of conditions and correct typographical errors. These amendments were provided to Council officers by the Panel and the final conditions have been amended accordingly.

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| **VOTING NUMBERS:** |

4-Nil

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| **DETERMINATION OF PANEL:** |

DA-356/2018 Construction of a five-storey residential flat building consisting of 36 apartments above a single level basement car park be approved subject to the conditions in the Council Officer’s report as amended to delete duplication of conditions and correct typographical errors.