

**MINUTES AND DETERMINATION OF THE  
LIVERPOOL LOCAL PLANNING PANEL MEETING**

**Monday 27<sup>th</sup> July 2020**

Held Via  
**'Microsoft Teams'**

Panel: Julie Walsh (Chair)  
Fiona Gainsford Expert  
Lindsay Fletcher 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.

# LIVERPOOL CITY COUNCIL

## LIVERPOOL LOCAL PLANNING PANEL MINUTES AND DETERMINATION PAGE 1

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<b>ITEM No:</b>	1
<b>APPLICATION NUMBER:</b>	DA-358/2018
<b>SUBJECT:</b>	<p>Construction of two 6-storey Residential Flat Buildings containing a total of 61 apartments above two levels of basement car park to be developed over two stages.</p> <p>Stage 1: Construction of Building A containing 37 apartments, above two levels of basement parking and landscaping.</p> <p>Stage 2: Construction of Building B containing 24 apartments, above two levels of basement parking and landscaping (following the decommissioning and remediation of the OSD basin only on the basis that Council's Regional Stormwater Basin 14 is made operational and the development of the site to the south of the proposed development).</p>
<b>LOCATION:</b>	Lot 24, Lot 38, Lot 39 and Lot 40 Croatia Avenue, Edmondson Park
<b>OWNER:</b>	EDMO 1 Pty Limited
<b>APPLICANT:</b>	Vantage Property
<b>AUTHOR:</b>	Greg Mottram

### ISSUES RELATED TO THE APPLICATION

The Panel members have familiarised themselves with the development site and considered the Council officer's report and accompanying documents. There were no objections to the proposal. Representatives of the applicant attended the meeting and answered questions.

The Panel generally agrees with the Council officer's assessment of the application and has determined to accept the proposed departures from the height and floor space ratio controls and to grant consent for the reasons outlined in the Council officer's report subject to an adjustment to condition 139.

### VOTING NUMBERS:

4-Nil

### DETERMINATION OF PANEL:

- 1) The Panel accepts the proposed departure from the development standard relating to building height under clause 4.3 of Liverpool LEP 2008 as it is satisfied that the applicant's clause 4.6 written request has adequately addressed the matters required to be demonstrated by clause 4.6 (3) and that the development will be in the public interest because it is consistent with the objectives of the standard and the objectives of the R1 General Residential zone under the LEP.

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- 2) The Panel accepts the proposed departure from the development standard relating to floor space ratio under clause 4.4 of Liverpool LEP 2008 as it is satisfied that the applicant's clause 4.6 written request has adequately addressed the matters required to be demonstrated by clause 4.6 (3) and that the development will be in the public interest because it is consistent with the objectives of the standard and the objectives of the R1 General Residential zone under the LEP.
- 3) DA-358/2018 Construction of two 6-storey Residential Flat Buildings containing a total of 61 apartments above two levels of basement car park to be developed over two stages.

**Stage 1:** Construction of Building A containing 37 apartments, above two levels of basement parking and landscaping. **Stage 2:** Construction of Building B containing 24 apartments, above two levels of basement parking and landscaping (following the decommissioning and remediation of the OSD basin only on the basis that Council's Regional Stormwater Basin 14 is made operational and the development of the site to the south of the proposed development), is approved subject to the conditions in the Council officer's report with the following amendment to condition number 139:

*139 The rooftop communal open space area is to be made available to residents of building A and building B of the development. Details of how this is to be ensured in the event of the two stages are not covered by a single strata plan are to be submitted to and approved by Council's Manager of Development Assessment prior to the issue of any occupation certificate. The use of the rooftop communal open space shall be managed to be not accessible by minors unless under adult supervision.*