

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

Monday the 30th of October 2023

Held online via
MS Teams

Panel:

Marjorie Ferguson – Acting Chair
Helen Lochhead
Ellie Robertson

Michael Mantei attended the meeting and declared a conflict of interest with the only item on today's agenda. He withdrew from the meeting and Marjorie Ferguson acted as the chairperson at the meeting.

ITEM No:	1
APPLICATION NUMBER:	DA-185/2022
SUBJECT:	Demolition of existing structures and construction of a five-storey residential flat building comprising 12 residential units over basement car parking, with associated landscaping and rooftop communal open space
LOCATION:	9 & 11 Mill Road, Liverpool NSW 2170
OWNER:	Reyasah Al-Zuhairi and Monther Al-Zohairy
APPLICANT:	Perfect Square Design Pty Ltd
AUTHOR:	Charbel Ishac

ISSUES RELATED TO THE APPLICATION

The key issues associated with the proposal relate to inconsistencies with the Apartment Design Guide (ADG), including building depth, building separation, visual privacy and ground floor apartments. In addition, there were non-compliances with the Liverpool Development Control Plan 2008, including car parking, street alignment and setbacks. These matters have been addressed through the assessment process and are considered acceptable with conditions where appropriate.

Furthermore, the panel added two conditions to provide:

- additional shade; and
- a more accessible entry into the building.

VOTING NUMBERS:

3-0

DETERMINATION OF PANEL:

The Panel grants development consent in line with the conditions in the Council Officer's report, subject to addition of the following conditions:

- Condition 13:
 - g) The platform lift is to be removed from the entry and replaced with an access ramp which begins from Mill Road, adjacent to the driveway. The landscaped area should be extended to the stair alignment to provide additional deep soil and planting. This shall be done to the satisfaction of the Manager of Development Assessment, Liverpool Council.

h) The landscape plan shall be amended to include a canopy tree in the northwestern corner of the site and an additional canopy tree in the front setback adjacent to the driveway to provide additional shade. Preferred species shall be chosen from the Liverpool Development Control Plan 2008, Section 1, Appendix 2 -Recommend Plant Species List for Landscaping, with a mature height of at least 8m and with of pot size of 100L.