

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

Monday 25th March 2019

Held at the
'Gold Room, Liverpool Library'
170 George Street
LIVERPOOL

Panel: Michael Mantei - Chair
Grant Christmas - Expert
Jason Perica - Expert
Carl Hadfield - 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

25th March 2019

ITEM No:	1
APPLICATION NUMBER:	RZ-10/2018
SUBJECT:	Planning proposal to amend Schedule 1 of the Liverpool Local Environmental Plan 2008 (LLEP 2008) to include a vehicle sales or hire premises as an additional permitted land use at 36-36A Kookaburra Rd, Prestons (Lot A and B DP 408207).
LOCATION:	Lot A and B DP 408207 36-36A Kookaburra Rd, Prestons
OWNER:	PERPETUAL CORPORATE TRUST LTD
APPLICANT:	MR T CRAIG
AUTHOR:	Luke Oste – Strategic Planner

ISSUES RELATED TO THE PLANNING PROPOSAL

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

The Panel agrees with the Council officer's assessment that the planning proposal request has strategic and site specific merit, provided the schedule amendment contains criteria designed to limit the size and scale of any future vehicle sales or hire premises on the site. This criteria could be as proposed by Council officers as outlined in the Council officer's report or other suitable means agreed by Council officers.

VOTING NUMBERS:

4-Nil

ADVICE OF PANEL:

The Panel supports the planning proposal proceeding to gateway determination as outlined in the Council officer's report.

LIVERPOOL CITY COUNCIL

LIVERPOOL LOCAL PLANNING PANEL MINUTES AND DETERMINATION

25th March 2019

ITEM No:	2
APPLICATION NUMBER:	DA-133/2018
SUBJECT:	Fitout and use for an educational training centre
LOCATION:	Lot 201 DP 1224084 306 -310 Macquarie St, Liverpool
OWNER:	Muhammed Ahram (ACTA College Pty Ltd)
APPLICANT:	Liverpool City Council
AUTHOR:	Emmanuel Torres – Senior Development Planner

ISSUES RELATED TO THE APPLICATION

The Panel has inspected the site and read the Council officer's report, including the submission made in response to notification of the application.

Subject to some minor adjustments to the recommended conditions of consent as described in the determination below, the Panel agrees with the Council officer's assessment and recommendation for approval.

VOTING NUMBERS:

4-Nil

DETERMINATION OF PANEL:

DA-133/2018 Fitout and use for an educational training centre be approved subject to the conditions outlined in the recommendation in the council officer's assessment report, amended as follows:

- 1) Proposed draft condition 8(b) is to be amended by inserting the word "distance" after 500mm in order to avoid any ambiguity;
- 2) Proposed draft condition 11 is to be amended by inserting the words "ground floor of the" after the words "provided to the" in order to confirm that no lift access is required to the 1st floor due to the heritage significance of the building and minor nature of the works.

LIVERPOOL CITY COUNCIL

LIVERPOOL LOCAL PLANNING PANEL MINUTES AND DETERMINATION

25th March 2019

ITEM No:	3
APPLICATION NUMBER:	DA-100/2017
SUBJECT:	Demolition Of Existing Structures And Construction Of A Six-Storey Residential Flat Building Containing 16 Residential Units Above A Basement Car Park. The Application is Made Pursuant To The Provisions Of State Environmental Planning Policy (Affordable Rental Housing) 2009
LOCATION:	LOT 69 DP 235785 14 Mckay Avenue, Moorebank
OWNER:	E P and A Solutions P/L
APPLICANT:	MR M M FARAG, MRS L M FARAG and MR N A ANCONA
AUTHOR:	Boris Santana – Senior Development Planner

ISSUES RELATED TO THE APPLICATION

The Panel has inspected the site and read the Council officer's report, including the submissions made by the applicant and objector at the meeting.

The Panel agrees with the Council officer's assessment of the application and recommendation for refusal. The Panel also wish to add a further reason for refusal as outlined in the determination below.

The Panel notes that the site is within an area zoned for high density residential development under LEP2008 which enables a form of development that is significantly different to the low density built form in the locality. However, the Panel expects that future high density development in this locality should adequately satisfy all planning controls that are designed to protect privacy and amenity of the existing development in the locality.

VOTING NUMBERS:

4-Nil

DETERMINATION OF PANEL:

DA-100/2017 Demolition Of Existing Structures And Construction Of A Six-Storey Residential Flat Building Containing 16 Residential Units Above A Basement Car Park be refused for the reasons outlined on pages 118-121 of the Council officer's report subject to amending reason 3 by adding the following sentence "The Panel does not have the power to approve the proposed variation to the floor space ratio in that clause in the absence of a written variation request under clause 4.6 of LLEP2008."