

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

**Monday 27<sup>th</sup> May 2019**

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

Panel: David Ryan (Chair)  
Matthew Taylor Expert  
Marjorie Ferguson Expert  
Ula Jane Llewellyn Community Rep

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

Please note item 2 on the agenda was removed before the meeting was held.

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ITEM No:	1
APPLICATION NUMBER:	DA-745/2018
SUBJECT:	Proposed demolition of existing dwelling and proposed medium density development approval including six (6) dwellings and strata subdivision
LOCATION:	Lot 8 & 9 DP 230270 5-7 Craig Avenue, Moorebank
OWNER:	Kaled Elassaad
APPLICANT:	Absolute Design Group
AUTHOR:	Gorana Dubroja

#### 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 objectors at the meeting.

The Panel generally agrees with the conclusion of the Council's assessment report that the proposed development is unlikely to result in unreasonable adverse impact upon neighbouring properties and the locality. However, the Panel believes that improvements are required to the landscaping of the site to improve amenity and privacy. The Panel heard concerns raised by the objectors in relation to parking, traffic, safety and privacy.

The Panel notes that the area is zoned R3 which permits this type of development but that this proposal represents the first example of this type of development in this Street.

The Panel notes that the development largely complies with the planning controls applicable to this type of development and particularly in relation to car parking.

The Panel believes that issues raised by objectors broadly relate to development now permitted under the current planning controls and are otherwise further mitigated by improved landscaping.

The Panel therefore concludes that the application should be approved subject to the conditions recommended in the assessment report, subject to the following amended condition 2:

The applicant is to provide a fully detailed landscape plan prepared by a qualified landscape architect incorporating the following requirements:

- Additional tree and screen planting along the side and rear boundaries of the site
- An additional tree with a mature height of 15 metres to be planted at the rear of the site between the 2 visitor car spaces and that the visitor car spaces be constructed of permeable paving.
- A detailed planting schedule is to be provided in accordance with Council's DCP.  
All trees are to be 75lt size, all shrubs to be 15lt size and all ground covers to 200mm pot  
Species to be included in the planting plan include Grevillea Honey gem, Grevillea Scarlet Sprite, Callistemon Western Glory, Lilly Pilly "Goodbye Neighbours" Lilly pilly

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Resilience, Small trees to include Lagerstroemia indica "Natchez" and large tree to the end of the drive to be Hymenophyllum flavum, Native Frangapani.

The landscape plan is to be submitted to Council's Manager Development Assessment for approval prior to the issue of a Construction Certificate.

#### **VOTING NUMBERS:**

4-Nil

#### **DETERMINATION OF PANEL:**

DA-745/2018 Proposed demolition of existing dwelling and proposed medium density development approval including six (6) dwellings and strata subdivision be approved subject to the conditions outlined in the recommendation in the council officer's assessment report and as outlined by the panel above.