

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

Monday the 30th of May 2022

Held online via
MS Teams

Panel: Donna Rygate (Chair)
Stuart McDonald
Grant Christmas
Ellie Robertson

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-985/2021
SUBJECT:	Demolition of existing structures, construction of two double-storey detached dwelling houses with inground swimming pools and Torrens Title subdivision into two lots.
LOCATION:	3 Attunga Avenue, Moorebank Lot 108 DP 259176
OWNER:	Mr C A S Ciampa Mrs A A Cook
APPLICANT:	Mr M Zeina
AUTHOR:	Najla Toma

ISSUES RELATED TO THE APPLICATION

- Consistency with the existing streetscape.
- Submissions raised obstruction of views.
- Building finishes
- Roof form.
- Height and position of pool deck.

VOTING NUMBERS:

Unanimous.

DETERMINATION OF PANEL:

The panel determined the development application by the granting of a deferred commencement consent.

The panel considers that the proposed design of the development is unsatisfactory in respect to the proposed roof form, and external finishes. The panel considers that the application should be approved but subject to amended plans to be submitted and further assessed by council.

Those amended plans need to include detail of a new pitched roof form (with roof materials that are prevalent to the locality) with an overall height not exceeding the 8.5 metre development standard. In achieving the required roof form, whilst also ensuring

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compliance with the maximum building height, the opportunity exists to reduce the ground floor to ceiling height from 3 metres.

The primary finished materials and colours of the façade of the development should be consistent with those prevalent to the locality.

The decking to the pool areas to both dwellings shall be no higher than 0.6m above ground level, and setback a minimum of 0.5m from the side property boundary. All side boundary fencing, where located adjacent to the proposed pool deck, must be a minimum of 1.8m above the finished floor level of the pool deck.

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ITEM No:	2
APPLICATION NUMBER:	DA-516/2021
SUBJECT:	Subdivision of 3 residue superlots into 23 Torrens Title residential allotments. The application is Integrated Development requiring approval from the NSW Rural Fire Service under the Rural Fires Act 1997.
LOCATION:	Lots 320 & 321 Dunkirk Road & Lot 318 Fry Road, Edmondson Park Lots 320, 321 & 322 in DP 1257351
OWNER:	Gobbo Holdings Pty Ltd
APPLICANT:	Gobbo Holdings Pty Ltd
AUTHOR:	Robert Micallef

ISSUES RELATED TO THE APPLICATION

- Lot sizes

VOTING NUMBERS:

Unanimous.

DETERMINATION OF PANEL:

Pursuant to the provisions of clause 4.6 of the Liverpool City Council Local Environmental Plan ("the LEP"), the Panel is satisfied that the written request in relation to the contravention of the minimum lot size development standard in clause 4.1 of the LEP has adequately addressed the required matters in clause 4.6 of the LEP.

The Panel agrees that the written request demonstrates that compliance with the development standard is unnecessary in the circumstances of the case and there are sufficient environmental planning grounds to justify contravening the development standard. Further, the Panel considers that the proposed development will be in the public interest because it is consistent with the objectives of the minimum lot size development standard and the objectives for development within the R1 general residential zone in which the development is proposed to be carried out.

The Panel approves the application subject to the recommended conditions of approval and having regard to the matters for consideration under Section 4.15 of the Environmental Planning and Assessment Act 1979.