

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

Monday 28th June 2021

Held online Via
'MS Teams'

Panel: David Ryan (Chair)
Matthew Taylor Expert
Marjorie Ferguson 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

Monday 28th June 2021

ITEM No:	1
APPLICATION NUMBER:	DA-199/2021
SUBJECT:	Demolition of existing structures and construction of a one storey dwelling with in-ground swimming pool, earthworks, support infrastructure and associated site works.
LOCATION:	Lot 118, DP 575004 250 Fourteenth Avenue, Austral
OWNER:	Mr A Hadchiti
APPLICANT:	Mr A Hadchiti
AUTHOR:	Mairead Hawes – The Planning Hub - Consultant Town Planner

ISSUES RELATED TO THE APPLICATION

The Panel members familiarised themselves with the site, read the consultant planning officer's report, and were briefed by the Council's consultant town planner.

The development involves a variation to clause 4.1B SEPP (Sydney Region Growth Centres) 2006 Appendix 8, in relation to residential density. The Panel is satisfied that the applicant's written request to vary the standard adequately addresses the matters required to be demonstrated and the proposed development will be in the public interest because it is consistent with the objectives of the development standard and the objectives of the R2 zone.

The Panel is satisfied that the development is otherwise generally compliant with the relevant environmental planning instruments and Council policies. The proposed development is unlikely to result in any adverse impacts upon neighbours and the locality.

The Panel is satisfied that the application may be approved subject to the recommended conditions, subject to the following amended and additional conditions:

Condition 5 – Front Fencing - Condition update

Front fencing shall be a maximum of 1.2m above ground level (existing) at its highest point, including all components of the fence, such as pillars and panels.

Condition 6 - Archival Recording - New Condition to be added

Prior to commencement of any works on the site, including demolition, alteration or change, archival recording is to be undertaken in accordance with the NSW Heritage Office Guidelines for Archival Recording and is to be submitted to Council. You are requested to contact Council's Heritage Officer prior to the commencement of any archival recording.

LIVERPOOL CITY COUNCIL

LIVERPOOL LOCAL PLANNING PANEL MINUTES AND DETERMINATION PAGE 2

Monday 28th June 2021

Condition 32 – Excavation - Condition Update

In the event the development involves an excavation that extends below the level of the base of the footings of a building, structure or work (including any structure or work within a road or rail corridor) on adjoining land, the person having the benefit of the development consent must, at the person's own expense:

- a) Protect and support the building, structure or work from possible damage from the excavation;
- b) where necessary, underpin the building, structure or work to prevent any such damage; and
- c) Retaining walls or other approved methods necessary to prevent the movement of excavated or filled ground, together with associated subsoil drainage and surface stormwater drainage measures, shall be designed strictly in accordance with the manufacturer's details or by a practising structural engineer.

Note: A and B above does not apply if the person having the benefit of the development consent owns the adjoining land or the owner of the adjoining land has given consent in writing to that condition not applying.

Condition 44 - New Condition - Unidentified Contamination

Any new information which comes to light during remediation, demolition or construction works which has the potential to alter previous conclusions about site contamination and remediation, must be immediately notified to Council and the Principal Certifier in writing.

A Section 4.55 Application under the EP&A Act shall be made for any proposed works outside the scope of the approved development consent.

Condition 60 – Pool Area Design – Condition Update

All drainage and pool waste to be discharged in accordance with AS 3500.0. At any time, no discharge from the pool must be released that impacts on adjoining properties.

VOTING NUMBERS:

4-Nil

DETERMINATION OF PANEL:

DA-199/2021 Demolition of existing structures and construction of a one storey dwelling with in-ground swimming pool, earthworks, support infrastructure and associated site works be approved subject to the conditions outlined in the planning consultant's assessment report and as outlined above.