

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

ELECTRONIC DETERMINATION

Thursday, 19th June 2025

Panel:

Terry Sheahan	(Chair)
Michael Neustein	(Expert)
Judith Clark	(Expert)
Anthony Krilich	(Community Representative)

Three out of four panel members declared no conflict of interest. One member disclosed a non-significant potential conflict of interest, which was noted and determined not to impact their participation in the discussion or decision-making.

LIVERPOOL CITY COUNCIL

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19th June 2025

APPLICATION NUMBER:	DA-95/2025
SUBJECT:	Two lot Torrens title subdivision and lot consolidation over two stages
LOCATION:	Lot 12 Manchuria Road, Edmondson Park 2094 Camden Valley Way, Edmondson Park
OWNER:	Mr Saverio Catanzariti and Mrs Francesca Catanzariti, and Australian Islamic House in Liverpool Incorporated
APPLICANT:	Beveridge Williams
AUTHOR:	Maddison Spiteri

DETERMINATION OF PANEL:

Development Application DA-95/2025 seeking approval for Two lot Torrens title subdivision and lot consolidation over two stages is **refused**.

REASONS FOR DECISION:

While the Panel concurs with the conclusions of the Council Officer's assessment report, it is recommended that the applicants should consider consulting with adjoining landowners to pursue the amalgamation of disused access handle sections with adjoining lots, and to dedicate the strip intersecting the proposed road to Council. This approach would necessitate a revised subdivision design and a new development application (DA).

The panel acknowledged that such cooperation may be challenging due to potential unwillingness of adjoining owners to incur the associated costs. As an alternative, the applicants could consider dedicating the remaining unamalgamated strips of the access way to Council, enabling Council to manage integration with adjoining lots.

The panel agreed that the proposal does not support the efficient delivery of the indicative road layout plan. Although implementation of the road network is well progressed, key elements of connectivity rely on the subject site and remain unresolved.

VOTING NUMBERS:

4-0