

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

Monday 30th September 2019

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

Panel:

David Ryan (Chair)
Mary-Lynne Taylor Expert
Grant Christmas 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

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ITEM No:	1
APPLICATION NUMBER:	DA-188/2015
SUBJECT:	Torrens title subdivision to create 47 allotments and the construction of detached dwellings on nine (9) of the proposed Torrens title lots (As amended) (Note: proposal is identified as Nominated Integrated development pursuant to Water Management Act 2000)
LOCATION:	Lot 400 DP 1098281 Lot 400 Strathyre Drive, Prestons
OWNER:	Maxma Developments Pty Ltd
APPLICANT:	JS Architects Pty Ltd
AUTHOR:	George Nehme

ISSUES RELATED TO THE APPLICATION

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

The site is residual land from an earlier subdivision. Whilst previously retained for tree protection, the Panel notes that the applicant has obtained all necessary federal and state government authorisations for removal of all trees from the site, subject to offset obligations.

As the land is zoned for residential subdivision and the proposed subdivision complies with the Council's DCP, it is reasonable that suitable subdivision is allowed.

The Panel heard from three (3) members of the community objecting to the proposal. These concerns related to the removal of the restriction on the land placed at the time of their purchase, flooding issues associated with two creeks and traffic issues. The traffic issues included safety of children, narrowness of roads, congestion at peak time and the number of present accidents.

The Panel notes Council's engineers support the proposed subdivision and therefore the Panel is satisfied that this subdivision is suitable on traffic and flooding grounds.

Notwithstanding this the Panel understands the residents' concerns and therefore suggests that these traffic concerns should be referred to Council's traffic committee to consider if any mitigation measures are necessary or appropriate.

The proposed development is otherwise unlikely to result in any adverse impact upon neighbouring properties and the locality.

Based on the assessment of the application the Panel considers that the application should be approved subject to the imposition of conditions.

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VOTING NUMBERS:

4-Nil

DETERMINATION OF PANEL:

DA-188/2015 Torrens title subdivision to create 47 allotments and the construction of detached dwellings on nine (9) of the proposed Torrens title lots (As amended) (Note: proposal is identified as Nominated Integrated development pursuant to Water Management Act 2000) be approved be approved subject to the conditions recommended in the Council officer's assessment report for the reasons outlined in the Panel minutes above.

ITEM No:	2
APPLICATION NUMBER:	DA-269/2019
SUBJECT:	<p>Boundary Adjustment to Five (5) existing lots resulting in Four (4) re-configured allotments. The lot boundary re-alignment and lot consolidation is proposed to align with the adjoining R2 Low Density Residential and RE1 Public Recreation zones. The scope of works includes minor demolition works and erection of new boundary fencing.</p> <p>The subsequent re-subdivision of land results in:</p> <ul style="list-style-type: none">- the consolidation of part of 'Tepper Park' and Lot 1 McLean Street into 41 Kennedy Street to create Proposed Torrens Title Lot 1;- the consolidation of part of 'Tepper Park' into 39 Kennedy Street to create Proposed Torrens Title Lot 2;- the consolidation of part of Lot 1 McLean Street into 81 Lehmann Avenue to create Proposed Torrens Title Lot 4; <p>the creation of Lot 3 from the remaining land in the RE1 zone (Tepper Park), due to the zone alignment.</p> <p>Lots 1 & 2 DP 31862 Lot 24 DP 230861 Lot 1 DP 1246664 Part Lot 17 DP 31863</p> <p>39 & 41 Kennedy Street, 81 Lehmann Avenue Lot 1 Maclean Street, Part of 'Tepper Park' Liverpool</p>
LOCATION:	39 & 41 Kennedy Street, Liverpool 81 Lehmann Avenue, Liverpool Lot 1 Maclean Street, Liverpool (closed road), and Part of 'Tepper Park'
OWNER:	Coptic Orthodox Church (NSW) Property Trust Liverpool City Council
APPLICANT:	Burton and Field Pty Ltd (Steven Sampson)
AUTHOR:	Ivan Kokotovic

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ISSUES RELATED TO THE APPLICATION

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

There were no objections to the application.

The application has been assessed having regard to the provisions of section 4.15 of the EPA Act 1979, and the Environmental Planning Instruments.

The proposed development will not result in any adverse impact upon the locality and is considered to be worthy of support specifically in providing a logical development which compliments the existing residences and Places of Public Worship, compatible with the desired future character of the locality, while being unlikely to negatively impact upon public reserve land.

VOTING NUMBERS:

4-Nil

DETERMINATION OF PANEL:

DA-269/2019 Boundary Adjustment to Five (5) existing lots resulting in Four (4) re-configured allotments. The lot boundary re-alignment and lot consolidation is proposed to align with the adjoining R2 Low Density Residential and RE1 Public Recreation zones. The scope of works includes minor demolition works and erection of new boundary fencing be approved subject to the conditions recommended in the Council officer's assessment report for the reasons outlined in the Panel minutes above.