

MINUTES AND DETERMINATION OF THE LIVERPOOL LOCAL PLANNING PANEL MEETING

Monday, 26 August 2024

Held via MS Teams

Panel:

Terence Sheahan (Chair)
Caroline Pidcock (Expert)
Stuart McDonald (Expert)
Bronte Rivers (Community Representative)

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

Speakers:

Item 1 – DA-629/2023

- Julie Horder (Planning Bricks) – On behalf of the applicant
- Ken Hollyoak (The Transport Planning Partnership) – On behalf of the applicant
- Alok Sabne – (Architect) - On behalf of the applicant
- Wendy McGirr – Objector
- Graham Yen – Objector
- Shane Nisha – Objector
- Michael Stephen (GAT & Associates) - Objector

Item 2 – DA-615/2023

- Carlo Di Giulio (Gyde Consulting) – On behalf of applicant

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ITEM No:	1
APPLICATION NUMBER:	DA-629/2023
SUBJECT:	Demolition of existing structures and construction of a 120-place childcare centre with basement parking.
LOCATION:	123 Epsom Road, Chipping Norton NSW 2170
OWNER:	Mr M T Brooks and Mrs C M Brooks
APPLICANT:	Artmade Architectural Pty Ltd
AUTHOR:	Ben Paterson

DETERMINATION OF PANEL:

Development Application DA-629/2023 is **approved** subject to the draft conditions of the consent as recommended by the Council officer, **with the following amendments**:

1. Condition 38
 - A heritage interpretation Plan must be prepared focusing on the previous homestead associated with the remnant palm trees and the subject land owners. The plan is to be submitted for review and sign-off from Council's Heritage Officer prior to the issue of Construction Certificate
2. Condition 42
 - The development is to provide sufficient setback so as not to hinder the future upgrade of the intersection, including the development of the Moorebank Strategic cycle way. Council's Traffic & Transport Management officer is to provide the applicant with the draft intersection design to inform the development of their barrier design and location. The applicant is to submit a finalised detailed design for written approval from Council's Traffic & Transport Management officer prior to the issue of Construction Certificate.
3. Condition 42A
Plan of Management
 - Prior to the issue of any Construction Certificate the approved Plan of Management dated 17 April 2024 is to be updated with evacuation plans in the event of both fire and flood to the written satisfaction of the Council's Environmental Health Officer.
4. Condition 118
 - The applicant is to install a safety barrier along the frontage of the development as illustrated on architectural plans prepared by ArtMade Architects, Sheet No DA03.02, Issue C, dated 08.07.24; and in accordance with the requirements of Australian Standards. Following installation Council's Transport & Traffic Management officer is required to provide written sign-off prior to the issue of Occupation Certificate.
5. Condition 151
Plan of Management
 - A copy of the updated Plan of Management must be kept on-site at all times and be provided to Council officers on request and must be complied with at all times.

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ISSUES RELATED TO THE APPLICATION

The Panel considered the presentations made by the objectors but was satisfied that they were appropriately addressed by the application before the Panel which warranted approval under the Planning Framework that had to be considered.

VOTING NUMBERS:

4-0

ITEM No:	2
APPLICATION NUMBER:	DA-615/2023
SUBJECT:	Two lot Torrens title subdivision including construction and dedication of a part road, earthworks, installation of utilities and removal of vegetation.
LOCATION:	Lot 946 Jardine Drive, Edmondson Park NSW 2174 Lot 942 Wakeling Drive, Edmondson Park NSW 2174 214-220 Jardine Drive, Edmondson Park NSW 2174
OWNER:	JG Developments Pty Ltd
APPLICANT:	JG Developments Pty Ltd
AUTHOR:	Kamar Warwar

DETERMINATION OF PANEL:

The Panel considered and accepts the applicant's written request under Clause 4.6 of the Liverpool LEP 2008 regarding Clause 7.11 Minimum Dwelling Density, consisting of a variation of six (6) dwellings per hectare / 43%.

Development Application DA-615/2023 is **approved** subject to the draft conditions of the consent as recommended by the Council officer, **with the following amendments**:

1. Landscape Plan
Condition 9A

- The approved landscape plan is to be amended to include a canopy tree in the rear yard of each lot. The tree shall be capable of reaching a mature height of 8m and to have a minimum distance of 3m from the building or utility services.

ISSUES RELATED TO THE APPLICATION

Issues relating to levels of the block will need to be resolved in the Construction Certificate application.

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VOTING NUMBERS:

4-0