

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

Monday 26<sup>th</sup> October 2020

Held electronically via Microsoft Teams

Panel: David Ryan (Chair)  
Marjorie Ferguson Expert  
Fiona Gainsford Expert  
Daryl Hawker Community Rep

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

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<b>ITEM No:</b>	1
<b>APPLICATION NUMBER:</b>	DA-822/2019
<b>SUBJECT:</b>	<b>Consolidation of two lots, demolition of existing structures and the construction of a multi dwelling housing development consisting of 7 two storey dwellings over basement car parking with strata subdivision</b>
<b>LOCATION:</b>	<b>Lot 26 and Lot 27, DP 219461 14-16 Brallos Avenue, Holsworthy</b>
<b>OWNER:</b>	<b>Brallos Construction Pty Ltd</b>
<b>APPLICANT:</b>	<b>Baini Design</b>
<b>AUTHOR:</b>	<b>Robert Micallef</b>

### ISSUES RELATED TO THE APPLICATION

The Panel has been provided with the Council officer's assessment report, copies of all written submissions and all documents accompanying the development application. The Panel has familiarised itself with the development site and its context.

The Panel received a briefing from Council officers, heard representations from a number of local residents and received additional photographic supporting evidence from a resident after the meeting.

The Panel is conscious that the proposed development is different from the established residential character of the local area. The Panel is also conscious that the R3 zoning of Brallos Avenue, including the development site, reflects a future character for the area established by the planning controls and that change is inevitable if the objectives of the R3 zone are to be realised.

The proposed development is permissible with development consent in the R3 zone. The proposed building complies with all relevant development standards contained in Liverpool LEP2008, as well as most aspects of the Liverpool DCP that apply to the proposed development. The Panel is satisfied that the proposed variations to the DCP guidelines are acceptable.

The Panel considers the issues raised by objectors have generally been addressed in Council's report and through recommended conditions, including requirements for a construction traffic management plan, dilapidation report and amended landscape plan. However, the Panel considers it appropriate to seek further amendments to the landscape plan in relation to solar access and root damage to adjoining properties, as follows:

2. Prior to the issue of a Construction Certificate, an amended landscaping plan is to be submitted to Liverpool City Council for approval. The amended landscape plan is to:

- (a) Be prepared by a suitably qualified landscape architect;
- (b) All trees indicated to be planted adjacent to the rear eastern boundary and side southern boundary shall be appropriate species to minimise overshadowing and root damage to those adjoining properties;

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- (c) All vegetation proposed to be planted on the site shall be a species listed in accordance with Appendix 2 of Part 1 of Liverpool Development Control Plan 2008 (except for two feature trees in accordance with item (d));
- (d) Provide two (2) additional canopy trees with a minimum mature height of eight (8) metres within the front setback landscaping area;
- (e) Two (2) trees within the front setback landscaped area are to be feature trees of another species outside of the recommended species listed in Appendix 2 of Part 1 of Liverpool Development Control Plan 2008;
- (f) One (1) street tree is to be planted along the Brallos Avenue frontage of the site in between the driveway and the existing street tree to be retained (in front of what is currently known as 14 Brallos Avenue, Holsworthy). The species of street tree is to be chosen from one of the following:
  - i. Tristaniopsis laurina (water gum)
  - ii. Elaeocarpus reticulatus (blueberry ash)
  - iii. Fraxinus griffithii (evergreen ash)
  - iv. Lagerstroemia species. (crepe myrtle);
- (g) Ensure all trees being planted have a minimum pot size of 75 litre; and
- (h) Alternative species for proposed "prima donna" trees is to be provided in the amended landscape plans.

#### **VOTING NUMBERS:**

4-Nil

#### **DETERMINATION OF PANEL:**

DA-822/2019 Consolidation of two lots, demolition of existing structures and the construction of a multi dwelling housing development consisting of 7 two storey dwellings over basement car parking with strata subdivision be approved subject to the conditions outlined in the Council officer's report and detailed in the minutes above.