

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

Monday 25th November 2019

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

Panel: Michael Mantei - (Chair)
Fiona Gainsford - Expert
Jason Perica - Expert
Daryl Hawker - Community Representative

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

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ITEM No:	1
APPLICATION NUMBER:	DA-995/2017
SUBJECT:	Demolition of two (2) existing dwellings, construction of residential flat building with twenty three (23) units over five (5) storeys with basement carparking
LOCATION:	Lots 18 & 19 DP 236405 32 - 34 Mckay Avenue, Moorebank
OWNER:	Mr William Bradley, Brad and Ainsley Thompson
APPLICANT:	Fab Siqueira Pty Ltd
AUTHOR:	Emmanuel Torres

ISSUES RELATED TO THE APPLICATION

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

The applicants and the applicant's architect attended the meeting to answer questions from the panel. Councillor Harle also addressed the panel.

The Panel is conceptually supportive of the development proposed, including its siting scale, setbacks and design. However the Panel also took the view that the central corridors are gross floor area (GFA) within the definition of that expression and should be excluded from GFA calculation.

Accordingly, a written request to vary the FSR standard is needed and has not been provided. Therefore the development application cannot be determined and the panel has decide to defer the application. The panel also considered additional landscaping in order to soften the northern elevation of the building and to provide improved amenity between sites. The panel also considered colours and materials.

VOTING NUMBERS:

DETERMINATION OF PANEL:

DA-995/2017 for demolition of two (2) existing dwellings, construction of residential flat building with twenty three (23) units over five (5) storeys with basement carparking be deferred and the applicant be invited to:

1. submit a written request addressing the matters in clause 4.6 of Liverpool LEP 2008 seeking a variation to the FSR development standard;
2. review the landscape plan to consider providing:

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- a) more substantial trees (E.g. Water Gums) to the deep soil areas to the North and South of the basement;
 - b) consider evergreen planting to the west for improved privacy and thermal performance outcomes;
 - c) Street trees (following consultation with Council officers).
3. The applicant be requested to review the colour scheme for the top level and provide shade structures/devices to reduce urban heat absorption.
4. The applicant is to provide the written request and amended plans if necessary, as soon as practicable.
5. The panel will consider a revised report from Council officers following submission of the amended plans and written request, and determine the application electronically.