

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

**Monday 25th September 2023**

Held online via  
MS Teams

Panel:

**Stephen Alchin - Chair**  
**Fiona Gainsford**  
**Caroline Pidcock**  
**Daryl Hawker**

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

**Speakers:**

Item 1 - DA-653/2022

- Jonathon Wood (Applicant)
- Aleksandar Jelcic (Architect)

Item 2 – DA-535/2022

- Tim Cooper (Town Planner on behalf of the applicant)
- Housam Dennawi (Applicant)

## LIVERPOOL CITY COUNCIL

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25<sup>th</sup> September 2023

<b>ITEM No:</b>	1
<b>APPLICATION NUMBER:</b>	DA-653/2022
<b>SUBJECT:</b>	Demolition of site structures, tree removal and subsequent construction of a six (6) storey residential flat building over two (2) levels of basement parking.
<b>LOCATION:</b>	12 – 14 Sheahan Street, Warwick Farm
<b>OWNER:</b>	Sheahan Street Investments Pty Ltd
<b>APPLICANT:</b>	Think Planners Pty Ltd
<b>AUTHOR:</b>	Emily Lawson

#### ISSUES RELATED TO THE APPLICATION

The Panel considered the Council officer's report and, in particular, the following matters:

- The adequacy of parking arrangements and access.
- Waste management arrangements, particularly the proposed use of a tug and trailer to transport waste from the basement to the street.
- The potential heat gain on the windows on the western elevation and the need for measures to alleviate that heat impact.
- Opportunities to improve sustainability outcomes including cost effectiveness through electrification and increased provision of photovoltaic panels on the roof.
- The desirability of Council improving lighting, safety and amenity in Sheahan Pathway so that it becomes a more attractive connection for pedestrians and cyclists to public transport.

#### VOTING NUMBERS:

4-0

#### DETERMINATION OF PANEL:

The Panel grants development consent in line with the conditions in the Council officer's report, subject to deletion of conditions 19 and 74 and the inclusion of the conditions listed below:

2A. The core infrastructure for electric vehicle charging shall be provided to all owner-occupier parking spaces.

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2B. Cooking facilities and hot water heating in all units are to be powered by electricity only.

2C. Prior to submission of an application for a Construction Certificate, the applicant shall submit to the PCA evidence that the sizing of the rooftop photovoltaic panel installation and associated equipment has maximised the utilisation of sunlight on the rooftop.

2D. Details of the storage arrangements for the bin tug and trailer shall be included in documentation with the application for a Construction Certificate.

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25<sup>th</sup> September 2023

<b>ITEM No:</b>	2
<b>APPLICATION NUMBER:</b>	DA-535/2022
<b>SUBJECT:</b>	Demolition of existing dwelling, strata subdivision and construction of a multi dwelling housing development comprising of four (4) two (2) storey dwellings, parking and associated landscaping.
<b>LOCATION:</b>	217 Memorial Avenue, Liverpool
<b>OWNER:</b>	Mr Mohamed Hussein Abou Ali and Dima Abou Ali.
<b>APPLICANT:</b>	Granny Flat Pioneers Pty Ltd
<b>AUTHOR:</b>	Emily Lawson

#### ISSUES RELATED TO THE APPLICATION

The Panel agrees that the proposed variation to Clause 18(2)(j) of State Environmental Planning Policy (Housing) 2021 is unwarranted and not supported due to the overall development's non-compliance with a number of controls under the SEPP and the Liverpool Development Control Plan.

Evidence (Clause 4.6) was not submitted to support the proposed variation of the non-discretionary development standard in Clause 18(2)(e) of State Environmental Planning Policy (Housing) 2021.

#### VOTING NUMBERS:

4-0

#### DETERMINATION OF PANEL:

Based on the assessment of the application in accordance with Section 4.15(1) of the Environmental Planning and Assessment Act 1979, DA-535/2022 is refused.