

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

Monday 26th November 2018

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

Panel: David Ryan (Chair)
Matthew Taylor (Expert)
Mary-Lynne Taylor (Expert)
Stephen Dobell-Brown (Community Representative)

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

26 November 2018

ITEM No:	1
APPLICATION NUMBER:	RZ-2/2018
SUBJECT:	Planning Proposal to rezone land from B6 Enterprise Corridor to B4 Mixed Use, amend controls for Building Height, Floor Space Ratio, and Key Sites
LOCATION:	Lot 1 DP 860799 4-8 Hoxton Park Road, Liverpool
OWNER:	Architecture Design Studio NSW Pty Ltd
APPLICANT:	ZHC Investments Pty Ltd
AUTHOR:	Ash Chand

ISSUES RELATED TO THE APPLICATION

The panel has inspected the site and read the Council officer's report. The panel received nil objectors and one representatives of the applicant.

The panel is supportive of the proposal for the following reasons:

- The proposal is consistent with state and local strategies
- There is strategic merit to support the proposal
- The proposal demonstrates site specific merit
- The urban design and built form considerations for this proposal are consistent with the assessment that was undertaken for the adjoining 311 Hume Highway planning proposal

VOTING NUMBERS:

4-Nil

DETERMINATION OF PANEL:

The panel recommends the planning proposal be allowed to proceed to gateway determination subject to the following considerations:

- That a voluntary planning agreement is entered into between the proponent, council and the RMS for necessary road improvements to support future development under the planning proposal
- That consideration is given to whether there is any benefit to the re-opening of Gillespie Road
- Consideration is given to the appropriate zoning of the Gillespie Road road Reserve adjacent to the subject planning proposal

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ITEM No:	2
APPLICATION NUMBER:	DA-708/2018
SUBJECT:	Temporary use of a Council Depot training room as a Mens Shed
LOCATION:	Lot 6, DP 1050036 99-101 Rose Street, Liverpool
OWNER:	Liverpool City Council
APPLICANT:	Mark Wilson
AUTHOR:	Elissa Martino

ISSUES RELATED TO THE APPLICATION

The panel has inspected the site and read the Council officer's report. The panel received no objectors and no representatives of the applicant.

The Panel considers the subject Development Application, having regard to the matters of consideration pursuant to section 4.15 of the Environmental Planning and Assessment ACT 1979, is satisfactory.

The proposal is consistent with the objectives of the SP2 zone and the provisions of Clause 2.8- Temporary use of land.

The proposed development is likely to have positive impacts on the community and the LGA, and is considered to be in the public interest.

The panel reviewed the recommended conditions and have made the following changes:

The use of the Mens Shed is limited to being used for a maximum per of 52 days (weather or not consecutive days) in the period of 12 months. The operator of the Mens Shed is required to keep a log book of the days the Mens Shed is operating. The log book shall be kept on the premises and shall be made available for inspection by Council at all times. Occupants of the Men's Shed must comply with any Work Health and safety and other requirements of the Council depot site.

VOTING NUMBERS:

4-Nil

DETERMINATION OF PANEL:

DA-708/2018 Temporary use of a Council Depot training room as a Mens Shed be approved subject to the reasons and draft conditions outlined in the recommendation in the Council officer's assessment report as amended as outlined in the Panel's reasons above.

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ITEM No:	3
APPLICATION NUMBER:	DA-775/2018
SUBJECT:	Change of use of a Council Depot building into Men's Shed
LOCATION:	Lot 13 DP 1089620 99-101 Rose Street, Liverpool
OWNER:	Liverpool City Council
APPLICANT:	Mr M. Wilson
AUTHOR:	Pradip Adhikari

ISSUES RELATED TO THE APPLICATION

The panel has inspected the site and read the Council officer's report. The panel received nil objectors and nil representatives of the applicant.

The panel is satisfied with the application having regard to the provisions of section 4.15 of the EP&A Act 1979, and the Environmental Planning Instruments, including the applicable State Environmental Planning Policies, Liverpool LEP 2008, LDCP 2008, and the relevant codes and policies of Council.

The proposed development will not result in any adverse impact upon neighbouring properties and the locality.

In accordance with clause 5.3 of the Liverpool LEP the panel is satisfied

- a) The development is not inconsistent with the objectives for development in both the R3 zone and SP2 zone,
- b) The development is desirable due to compatible land use planning, infrastructure capacity and other planning principles relating to the efficient and timely development of land.

The development is therefore in the public interest.

The panel reviewed the recommended conditions and have made the following changes

- An exit door must be provided at the side Colorbond fence for occupants exiting the workshop in the event of fire or alternatively install an exit door through the roller door of the garage leading to the open space at the front of the office building.
- The number of people at the site at any given time must not exceed fifteen (15) People.
- Nine (9) car parking spaces shall be provided on site for the Mens Shed. These car parking spaces shall be solely reserved and allocated for the Mens Shed.

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VOTING NUMBERS:

4-Nil

DETERMINATION OF PANEL:

DA-775/2018 Change of use of a Council Depot building into Men's Shed be approved/ subject to the conditions outlined in the recommendation in the Council officer's assessment report subject to the amendments described in the Panel's reasons above.

ITEM No:	4
APPLICATION NUMBER:	DA-788/2017
SUBJECT:	Channel improvement works and site remediation within Brickmakers Creek reserve
LOCATION:	Lot 1 DP 710040, Lot 1 DP 588614, Lot 3 DP 631210, Lot 1364 DP 135990, Lot 101 DP 872271, Lot 446 DP 48658, Lot 7 DP 654286 & Lot 2 DP 1135400 Brickmakers Creek Between Elizabeth Drive And Campbell Street, Liverpool And Adjoining Properties. 85-87 Elizabeth Drive; 446 Park Road; 1, 5A, 7, 9 and 101 Copeland Street, Liverpool
OWNER:	Department of Infrastructure Planning And Natural Resources, Liverpool City Council, Mr R Calarco and Mrs D Calarco, and Gandangara Aboriginal Land Council
APPLICANT:	Liverpool City Council
AUTHOR:	Pradip Adhikari

ISSUES RELATED TO THE APPLICATION

The panel has inspected the site and read the Council officer's report. The panel received nil objectors and nil representatives of the applicant.

The panel observed that this modified drainage channel is surrounded by predominantly grassed areas and the channel exhibits weed infestation. The proposed works will improve flooding outcomes, remediate contaminated land and improve landscape and ecological outcomes and is therefore in the public interest.

It is noted that two Melaleuca trees exist within the area of proposed works and that it would be beneficial to retain these trees in the works.

The proposed development will not result in any long term adverse impacts upon neighbouring properties and the locality.

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VOTING NUMBERS:

4-Nil

DETERMINATION OF PANEL:

DA-788/2018 Channel improvement works and site remediation within Brickmakers Creek reserve be approved subject to the conditions outlined in the recommendation in the Council officer's assessment report.