



DOC16/1031180

Chief Executive Officer
Liverpool City Council
Locked Bag 7064
LIVERPOOL BC NSW 1871

Attention: Amy van den Nieuwenhof

Dear Sir/Madam

Draft Liverpool Local Environmental Plan 2008 (Amendment No. 63), Your Ref:RZ-9/2015

I refer to your letter of 2 September 2016 regarding the subject Planning Proposal (PP) and thank you for the opportunity to provide comment.

With regard to the potential for impact on the adjoining Middleton Grange Public School, we have reviewed the existing zoning and land use controls and then compared them with those requested in the Planning Proposal. The school adjoins an existing B2- Local Centre zone for a length of approximately 110 metres. The Planning Proposal seeks to extend this zone by about 40 metres to the Hall Circuit frontage. The existing maximum building height permitted in the B2 zone immediately adjacent to the school is 18 metres. The Planning Proposal does not include any change to the maximum building height in this location.

An urban design report has been submitted to accompany the PP (Urbis, 26 November 2015) which, based on concept building forms shown in the report, examines potential overshadowing during the Winter Solstice. At 3.00 pm there is a shadow cast on the School hall and canteen building but not on any classrooms. The urban design report also refers to certain building design elements to be incorporated to minimise the impact of the height of buildings, e.g. the upper levels to be modulated/set back from side boundaries, and external building materials to be non-reflective. The Department considers that adoption of these building design provisions is necessary to avoid impacts on the Middleton Grange Public School, such as loss of sunlight, loss of privacy and glare from reflective building materials. The Department therefore requests Council include these requirements in the relevant Development Control Plan for the site.

It is also noted that rearrangement of the existing RE1 Zone is also proposed. This change, although minor, is supported by the Department because it extends the RE1 zone closer to the school boundary.



Education

Thank you for providing opportunity to comment on the Planning Proposal. Please contact David Lewis, Statutory Planner, on 9561 8626 if you wish to discuss any matter raised in this response.

Yours sincerely

Simon Massey

R/Director Planning and Strategy

Asset Management Directorate

24 October 2016