

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

Monday the 28th of February 2022

Held Online via MS Teams

Panel: Michael Mantei - Chair
Grant Christmas - Expert
Jason Perica - 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.

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ITEM No:	1
APPLICATION NUMBER:	RZ-5/2021
SUBJECT:	Planning proposal to relocate the key site polygon on the Key Sites Map.
LOCATION:	Lot 2 DP 1074727 Fifteenth Avenue, West Hoxton
OWNER:	Dalco (NSW) Pty Ltd & Covo Positano Pty Ltd
APPLICANT:	Mr. F M Dalfonso
AUTHOR:	Lilyan Abosh, Strategic Planner

ISSUES RELATED TO THE APPLICATION

The Panel was provided with a report on the Planning Proposal prepared by Council's strategic planner dated 28 February 2022 and a copy of the Planning Proposal prepared by Michael Brown Planning Strategies dated October 2021 (amended February 2022).

The Panel received a presentation from Council's strategic planner and the proponent's consultants Mssrs Brown and Zappia. Responses to matters raised by members of the Panel were provided variously by the proponent Mr Dalfonso and Mssrs Brown and Zappia.

The key issues considered by the Panel are:

- the site specific and strategic merits of the proposal;
- the history and purpose of the planning proposal;
- proposed road widening;
- compatibility of the proposed childcare use with the proposed service station;
- vehicular access to Fifteenth Avenue;
- coordination with adjoining owner to the south to construct new access from Second Avenue; and
- assessment of design issues in connection with the DA lodged by the proponents.

The Panel considers that the Planning Proposal represents a rationalisation of the area identified on the existing Key Site map to provide a more regular and slightly smaller shape designed to accommodate future road widening of Fifteenth Avenue and the likely layout of, and suitable access to, a service station and take away food and drink premises. The Panel recognises that the proposal does not involve a change to the permitted uses under Clause 9 of Schedule 1 of Liverpool LEP 2009.

The Panel is satisfied the site, as amended in the Planning Proposal, is capable of accommodating the uses permitted by clause 9 of Schedule 1 of LEP 2009, in one

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form or another. The Panel neither endorses or disendorses any particular design for the service station, take away food and drink premises and/or childcare centre. Detailed design issues and the inter-relationship between proposed uses are a matter for the proponent and Council's development assessment officers in consultation with State Agencies. The Panel is otherwise satisfied that the amendments to the Key Sites Map as described in the Planning Proposal has both site specific and strategic merit.

The Panel recommends Council officers reconsider their assessment of the Planning Proposal against Section 9.1 Ministerial Direction 6.3. The Planning Proposal appears to be inconsistent with that direction. However, the Panel considers that the inconsistency is justified on the basis that it is of minor significance, being a minor mapping change to an existing Key Site boundary.

The Panel also recommends that the Planning Proposal be publicly notified concurrently with an amended development application in accordance with section 3.40 of the EP&A Act.

VOTING NUMBERS:

4 – 0 (in favour)

PANEL'S ADVICE:

That Planning Proposal RZ-5/2021 to relocate the key site polygon at Lot 2 DP 1074727 Fifteenth Avenue, West Hoxton on the Key Sites Map in Liverpool LEP 2009 proceed to a gateway determination.