

**MINUTES OF THE SYDNEY WEST
JOINT REGIONAL PLANNING PANEL MEETING
HELD AT FRANCIS GREENWAY CENTRE
170 GEORGE STREET, LIVERPOOL
ON THURSDAY, 10 OCTOBER 2013 at 12.30 PM**

Present:

Mary-Lynne Taylor - Chair
Bruce McDonald – Panel Member
Lindsay Fletcher – Panel Member
Deputy Mayor Mazhar Hadid – Panel Member
Councillor Tony Hadchiti – Panel Member

Council staff in attendance:

Steven Chong – Team Leader, Statutory Planning
Natalie Stewart – Manager, Statutory Planning
Shannon Rickersey – Senior Planner, Statutory Planning

Apologies: Nil

1. The meeting commenced at 12.37pm

The Chair welcomed everyone to the Sydney West Regional Panel Meeting.

2. **Declarations of Interest** – Nil

3. **Business Items** -

The Panel elected to address Item 2 as the first item of business, followed by Item 1 thereafter.

Item 2 - 2013SYW047 – Liverpool - DA-412/2013, Alterations and additions to the Scalabrini Village Pursuant to State Environmental Planning Policy (Housing for Seniors or people with a Disability), Lot 10 DP 801303199 Epsom Road, Chipping Norton

Item 1 - 2012SYW035 – Liverpool - DA-846/2012 - Marina Development - 146 Newbridge Road, Moorebank

4. **Public Submissions** –

Item 2 - 2013SYW047 – Liverpool - DA-412/2013, Alterations and additions to the Scalabrini Village Pursuant to State Environmental Planning Policy (Housing for Seniors or people with a Disability), Lot 10 DP 801303199 Epsom Road, Chipping Norton

Addressing the Panel against the item –

- Michael Byrne on behalf of Epsom Road residents – (Mr Michael Byrne addressed the panel at the panel meeting held at the council chambers on behalf of himself and his neighbouring objectors)

Addressing the Panel in favour of the item –

- Sandra Robinson, planner on behalf of proponent.
- Robert Puffet

Item 1 - 2012SYW035 – Liverpool - DA-846/2012 - Marina Development - 146 Newbridge Road, Moorebank

Addressing the Panel against the item –

- Neil Kennan, Nexus Environmental Planning.

Addressing the Panel in favour of the item –

- David White, on behalf of the proponent.

5. Panel Decision

Item 2 - 2013SYW047 – Liverpool - DA-412/2013, Alterations and additions to the Scalabrini Village Pursuant to State Environmental Planning Policy (Housing for Seniors or people with a Disability), Lot 10 DP 801303199 Epsom Road, Chipping Norton .

The panel has visited the site and has been made aware of the concerns of the objectors and was assisted by the representative of the adjoining residences who addressed the panel. It was conceded that the manner in which the application had been amended, particularly in relation to the inner road, had lessened the impact but concern was still expressed about overlooking and loss of privacy and noise from the car park are at the rear of the residences.

The Panel upholds the SEPP 1 objection relating to height and agrees that objection is well founded noting that setback of the proposed building behind the residences is in excess of 14m from the dwellings. The distance and the existing and additional landscaping will assist to avoid unsatisfactory overlooking and loss of privacy. In relation to noise – the panel will recommend a condition about noise attenuation at the boundary.

The Panel unanimously approves the application, for the reasons given in the Council report subject to the Council's proposed conditions and deferred commencement consent with the following amendments:

- An additional condition for the fencing along the boundary with neighbouring dwellings to have noise attenuation measures at the expense of the applicant to the satisfaction of Liverpool Council's Manager of planning.
- Condition 18 to be amended as requested by the proponent to be read as:

18. The lowest habitable floor level shall be no less than the Probable Maximum Flood (i.e. 10.7m Australian Height Datum).
- Condition 27 to be amended as requested by the proponent to be read as:

27. A minimum of 4.3m vertical clearance shall be maintained within the proposed undercroft area, above the easement to drain water that crosses the site in an east west direction, at all times.

Voting 5/0

Item 1 - 2012SYW035 – Liverpool - DA-846/2012 - Marina Development - 146 Newbridge Road, Moorebank

The Panel unanimously decides to defer the application for the following reasons:

- Council is requested to provide an additional report which addresses the following concerns:
 1. The impacts of flooding regarding the safety of persons and structures, assessed against the relevant Acts and Regulations;
 2. The issues raised by the objector's representative namely that the access essential to the function of the use is not part of the application and consequently has received no planning assessment.
 3. The cumulative impacts of the proposed traffic arrangements in terms of ability to provide legal, functional access that will be compatible with the needs and capacity of future uses of the precinct and provide a satisfactory level of environmental amenity to future occupants of the precinct.
 4. Report detailing the Director-General's requirements and how these have been met;
 5. Report from the council on the concerns as expressed by the objector to the VPA;
 6. Further analysis of the appropriateness of conditions in council's current report relating to access and flooding.

6. Meeting closed at 2.13pm

Endorsed by



Mary-Lynne-Taylor
Chair
Sydney West Region
Joint Regional Planning Panel
Date: 06 November 2013