

## RECORD OF BRIEFING MEETING SYDNEY SOUTH WEST PLANNING PANEL

<b>MEETING DATE / TIME</b>	22 May 2017 12.00 pm to 12.45 pm
<b>LOCATION</b>	Liverpool City Council, 33 Moore Street, Liverpool

### ATTENDEES

<b>PANEL MEMBERS</b>	Sheridan Dudley (Chair) Bruce McDonald Nicole Gurran Tony Hadchiti Karress Rhodes
<b>APOLOGY</b>	Wendy Waller
<b>COUNCIL ASSESSMENT STAFF</b>	David Smith Michael Oliveira
<b>OTHER</b>	Suzie Jattan – Panel Secretariat

**CONFLICT ON INTEREST:** Nil

### SITE INSPECTION:

The following Panel Members attended the site inspection:

Sheridan Dudley  
Bruce McDonald  
Nicole Gurran  
Karress Rhodes  
Tony Hadchiti

### BRIEFING MATTER

Panel Ref – 2016SSW002 - LGA – Liverpool, DA1183/2016, Address - 68-82 Stewart Avenue Hammondville, Description - Aged care facility including partial demolition of bond house and demolition of other aged care buildings on the site, site works including excavation and tree removal, staged construction of ten buildings providing 155 beds and communal facilities, at grade and basement car parking and site landscaping and infrastructure upgrades.

### KEY ISSUES DISCUSSED

- Clause 4.6 – Justification for variation to Clause 4.3 – Height of Buildings to the Liverpool LEP 2008
- Design Excellence Panel Comments
- Relationship between units – car parking spaces, number of beds
- Managing the shift change – plan of management to be submitted
- Existing use rights – scale of the increased use (GFA)

- Trees on site (retaining number of trees and removal of number of trees)
- Permissibility - check the threshold for existing use rights
- Car park area – light spill on current residents, noise mitigation
- Potential noise impacts to neighbouring properties if car park is relocated
- Consideration of appropriate width footpaths throughout the development