

RECORD OF BRIEFING MEETING SYDNEY SOUTH WEST PLANNING PANEL

MEETING DATE / TIME	01 December 2016 4.40 pm to 5.15 pm
LOCATION	Liverpool City Council, Level 2, Moore Street, Liverpool

ATTENDEES

PANEL MEMBERS	Sheridan Dudley (Chair) Bruce McDonald Cllr Tony Hadchiti Cllr Peter Harle
APOLOGIES	Nicole Gurran Cllr Wendy Waller
DECLARATION OF INTEREST	Nil
COUNCIL ASSESSMENT STAFF	Toni Averay David Smith Nelson Mu Rodger Roppolo
OTHER	Suzie Jattan – Panel Secretariat

BRIEFING MATTER

2016SYW137 - Liverpool City Council, DA-620/2016, Seniors Living Accommodation of 156 units, Construction of 156 seniors independent living units contained within six buildings made under State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004, 120 -130 Tenth Avenue, Austral

KEY ISSUES DISCUSSED – Clarification and Further Information

- Access
- Building separation
- Building depth
- ADG non-compliance
- Height variation
- Seniors Housing SEPP
- Growth Centre SEPP
- Setbacks, Balconies
- Treatment of the building layouts
- Design Excellence Panel comments
- Central laneway / pathway potentially dangerous for aged person

- RSL Life care – registered charity –
- State Infrastructure Contribution
- Section 94 Contribution
- Sewer pipes
- SEPP 55
- Access to transport
- Upgrading footways and gradient to transport
- 3 stages of development-amenity loss
- On site amenity/ convenience
- Safety
- Operational management plan