

## RECORD OF BRIEFING MEETING SYDNEY SOUTH WEST PLANNING PANEL

<b>MEETING DATE / TIME</b>	24 November 2016 12.17 pm
<b>LOCATION</b>	Francis Greenway Centre, 170 George Street, Liverpool

### ATTENDEES

<b>PANEL MEMBERS</b>	Sheridan Dudley (Chair) Bruce McDonald John Griffin Cllr Karess Rhodes Cllr Tony Hadchiti Cllr Wendy Waller – apology
<b>COUNCIL ASSESSMENT STAFF</b>	Marcus Jennejohn Nabila Samadie Toni Averay Nelson Mu
<b>OTHER</b>	Suzie Jattan – Panel Secretariat

### BRIEFING MATTER

2016SYW167 - Liverpool City Council, DA-765/2016, Residential Flat Building, Demolition of existing structures and the construction of one hundred and fifty (150) residential units within four (4) buildings of 3-5 storeys in heights with associated 216 basement car parking spaces and a 246 square metres community library, 245 Croatia Avenue, Edmondson Park

### KEY ISSUES DISCUSSED

- Deemed refusal
- Section 34 Conciliation Conference – between council and applicant
- The urban context of the site
- FSR provisions applying
- Comments of Council's Strategic planners
- Bulk and scale of the development
- Height
- Parking – substantial issue
- Communal open space
- Amenity for the residents
- Overshadowing
- ADG non-compliance
- Building separation
- DCP non-compliances – urban character of the area

### Planning Panels Secretariat

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- Public streetscape
- Failure to provide planned laneway
- Adequacy of communal open space
- Design Excellence Panel comments
- Solar access
- Suitability of locality for public library and Council's position on the proposed library