

#### BRIEFING DETAILS

<b>BRIEFING DATE / TIME</b>	04 February 2019 Opening Time 2.24pm and closing time 2.44pm Site inspection undertaken before briefing
<b>LOCATION</b>	Liverpool City Council

#### BRIEFING MATTER(S)

2017SSW001 – Liverpool – DA- 248/2016, Address – 101 Nuwarra Road, Moorebank  
Description – Residential Apartment Building. Demolition of existing buildings, construction of two (2) residential apartment buildings with basement parking and strata subdivision

#### PANEL MEMBERS

<b>IN ATTENDANCE</b>	Justin Doyle (Chair), Bruce McDonald and Nicole Gurrán, Peter Harle and Wendy Waller
<b>APOLOGIES</b>	Nil
<b>DECLARATIONS OF INTEREST</b>	Nil

#### OTHER ATTENDEES

<b>COUNCIL ASSESSMENT STAFF</b>	Boris Santana George Nehme Lina Kakish George Nehme
<b>OTHER</b>	Suzie Jattan – Panel Secretariat

#### KEY ISSUES DISCUSSED AND MATTERS TO BE ADDRESSED IN THE COUNCIL ASSESSMENT REPORT:

- The Panel appreciated the improvement in the amended scheme submitted through the DA process.
- The Panel noted that the Design Review Panel considered that the amended proposal had successfully incorporated its comments on the earlier scheme.
- The Panel's preliminary view is that the proposed height exceedance could be adequately justified through the clause 4.6 mechanism as it is limited to the lift overrun and a small exceedance principally in the intrusion of the roof design, without significant impacts to adjoining properties.
- From the material submitted, it appeared that the minor non-compliance with the B2 FSR control of around 1% was counterbalanced by the 8% degree of compliance with the R4

control, such that again the non-compliance could likely be resolved through the 4.6 process.

- The Panel agrees that the nil side setbacks to the library building in the B2 zone is appropriate, and that minor non-compliance to the north is acceptable as being nonetheless consistent with intent of the ADG control.
- The Panel saw that there would be a loss of sun to the solar panels on the library building, but noted the advice that it was for one solstice only and that for the majority of the year the panels would still receive good sun for at least 4 hours per day.
- The conditions might usefully regulate the colour scheme for the façade panels and roof materials to reduce the contribution to the 'heat sink' in the area.