

BRIEFING DETAILS

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| BRIEFING DATE / TIME | 17 April 2019 Opening Time 11.45am and closing time 12.30pm Site inspection undertaken before briefing |
| LOCATION | Liverpool City Council |

BRIEFING MATTER(S)

2017SSW045 – LGA – Liverpool – DA574/2017, Address - 484-488 Bringelly Road, Austral
Description – Demolition of existing structures and construction of 4-storey residential flat buildings containing 253 apartments, basement car parking and associated landscaping and Torrens title subdivision.

PANEL MEMBERS

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| IN ATTENDANCE | Justin Doyle (Chair), Bruce McDonald, Peter Brennan and Peter Harle |
| APOLOGIES | Nicole Gurran and Wendy Waller |
| DECLARATIONS OF INTEREST | Nil |

OTHER ATTENDEES

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| COUNCIL ASSESSMENT STAFF | Ivan Kokotovic, Boris Santana |
| OTHER | Suzie Jattan – Panel Secretariat |

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

- The Panel endorses the Council assessment staff's concerns raised in the briefing report as to the inappropriate form, scale and density of the proposed development within an R3 zone in this locality (irrespective of the merits of the generally good design of the buildings in other respects).
- The Panel has repeatedly identified its concerns about the lack of planning guidance to both the consent authority and applicants assist the assessment of appropriate densities for such applications.
- The appropriate density for the site is a threshold issue for consideration of this DA. A difficulty arises because there is only a minimum density fixed for the R3 zone by clause 4.1B Residential Density of State Environmental Planning Policy (Sydney Region Growth Centres) 2006, a minimum which applies generally to the whole of the R3 zones across the Growth Centres. There is also no specific guidance in any other form under the SEPP as to appropriate limits on density. The crucial issue of the appropriate density is therefore

currently left to be resolved by reference to likely available infrastructure, character of the area and estimates of the intended density made with reference to the projected populations. These are not precise guides and cause uncertainty not only for planning regulatory authorities, but also for developers.

- In response to questions asked of Council planning staff, the Panel understands Council to have estimated an appropriate maximum yield for the R3 zone generally, but with that maximum only achievable where the development can demonstrate that the relevant site is adequately serviced by local infrastructure and services. The likely and desired future character of the area to the extent that it can be predicted will also be relevant. Without reaching any conclusion on the issue, the Panel accepts those matters to be reasonable consideration in assessing density in the absence of more specific guidance.
- While awaiting specific direction from the Department, the Panel suggests that the Council might usefully consider preparation of a consolidated statement of the planning considerations which the Council planning staff see as relevant to determining appropriate densities when assessing medium density applications in the R3 zone (possibly to be referred to the elected Council for endorsement).
- The Panel questioned whether the central road within the development (which seemed to be a significant reason for the block arrangement of buildings on the site) was necessary. There seemed to be arguments available for varying the DCP indicative road layout to delete that road, with the additional area permitting a more creative design.