

## RECORD OF BRIEFING MEETING SYDNEY WESTERN CITY PLANNING PANEL

<b>MEETING DATE / TIME</b>	13 November 2017 12.17pm to 12.42pm
<b>LOCATION</b>	Liverpool City Council

### ATTENDEES

<b>PANEL MEMBERS</b>	Bruce McDonald – Acting Chair Nicole Gurran Lindsay Fletcher Tony Hadchiti Karress Rhodes
<b>COUNCIL ASSESSMENT STAFF</b>	George Nehme Lina Kakish Michael Oliveiro Nelson Mu
<b>OTHER</b>	Suzie Jattan – Panel Secretariat

### BRIEFING MATTER:

Panel Reference: 2017SSW058 - LGA: Liverpool City, DA Number: DA-779/2017, Project Title/Description: Construction of Residential Precinct 1, Stage 1 of Edmondson Park South Town Centre. Construction of one hundred and four residential dwellings, landscaping, local parks and resident facilities and construction of Mews 3; subdivision of land; landscaping and public domain improvements; and provision of utilities and services. Address / Location: LOT 1 CAMPBELLTOWN ROAD, EDMONDSON PARK

**APOLOGY:** Mazhar Hadid

**CONFLICT OF INTEREST:** Nil

### SITE INSPECTION:

The following members attended site inspection:

Bruce McDonald – Acting Chair  
Nicole Gurran  
Lindsay Fletcher  
Tony Hadchiti  
Karress Rhodes

### KEY ISSUES DISCUSSED:

- Unit mix to be increased, 2 bedroom compared to 1 bedroom
- Private open space (podium), useability of space, visual privacy, acoustics
- Adequacy of landscaping and deep soil distribution for acoustic and visual privacy
- Consideration be given to traditional terrace design with basement parking provision

Planning Panels Secretariat

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- Building typologies, style of town homes creates complex spaces and complex integration of dwellings
- Utility of layered household arrangement
- Compliance with Design guidelines
- At grade parking creates accessibility, ventilation and functionality concerns
- Cross ventilation from car park to ground floor units
- Lack of deep soil zones
- Car parking - on-street parking effect on amenity of mews
- Separation distances between opposite facing townhouses and private open space
- Community title spaces (Mews), effect on future occupants costs

The Panel attaches significant importance to these issues.