

**BRIEFING DETAILS**

<b>BRIEFING DATE / TIME</b>	11 February 2019 Opening Time 1.10pm to 2.05pm
<b>LOCATION</b>	Liverpool City Council

**BRIEFING MATTER(S)**

2018SSW001 – Liverpool - DA1092/2017

Address - 250-260 Sixth Avenue, Austral

Description - Residential Flat Buildings and multi-dwelling housing development

**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>	George Nehme Boris Santana
<b>OTHER</b>	Suzie Jattan – Panel Secretariat

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

- The Panel notes and agrees with the substance of the position reported in the assessment officer's report.
- It is important in planning for an area to work towards a density that can be sustained by the available infrastructure to be publicly provided whether through developer contributions or public funding. The Panel accepts the staff report that the available infrastructure is inadequate to provide for a development of the new Austral township if the density proposed in this DA is replicated across the R3 zoned land in this precinct within the Growth Centre.
- The Panel accepts that the densities envisaged as part of the anticipated future character for this area of the new Austral Township are significantly lower than that proposed in this DA.
- While the Growth Centres SEPP imposes only a minimum rather than a maximum density, it is good planning and supportive of the public interest to take account of appropriate

densities that would create a suitable character for the area if replicated on similar sites in the locality.

- Densities as high as that proposed in this DA should not be considered without master planning to demonstrate that it can be incorporated within a desirable urban form and context as the area develops.