

**BRIEFING DETAILS**

<b>BRIEFING DATE / TIME</b>	11 February 2019 Opening Time 12.55pm to 1.08pm Site inspection undertaken prior to briefing
<b>LOCATION</b>	Liverpool City Council

**BRIEFING MATTER(S)**

2018SSW026 – Liverpool - DA627/2018

Address - 23 Harvey Avenue Moorebank

Description - 6 Storey Affordable Rental Housing

**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 Adam Flynn
<b>OTHER</b>	Suzie Jattan – Panel Secretariat

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

- (a) The Panel would be assisted by comment from the Design Excellence Panel on the following matters:
  - non-compliance with the height limit
  - potential over shadowing (noting the objective of not unreasonably constraining the development potential of the site to the rear while taking into account the proposed development at Lucas Street).
  - Whether the front and rear portion of the ground floor open space could be better connected or joined.
  - Materials and colour choice should consider the contribution to good environmental design.
- (b) The application should nominate the units which are to be used as affordable housing with attention to ensuring they are not clustered and are distributed in terms of housing type.

