

MEETING DETAILS

MEETING DATE / TIME	Monday, 3 December 2018, 11.30am to 12.00pm Site inspection undertaken before meeting
LOCATION	Liverpool Library

BRIEFING MATTER(S)

2018SSW032 – Liverpool - DA-681/2018

Address - 30-38 Ironbark Avenue Casula

Description - Residential Flat Building under Affordable Rental Housing SEPP, Demolition of all existing structures and the construction of a five (5) storey residential flat building comprising 63 units (15 x 1-bedroom units and 48 x 2-bedroom units) to be used wholly for the purposes of affordable rental housing under the State Environmental Planning Policy (Affordable Rental Housing) 2009.

PANEL MEMBERS

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

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	George Nehme Emmanuel Torres
OTHER	Suzie Jattan – Panel Secretariat

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

- Presentation of an attractive building façade when viewed from Kurrajong Road, this is considered a major issue as this building is the first RFB in this situation and its treatment will determine the approach to Kurrajong Road frontage treatment.
- While it is noted that the proposal complies with parking demand controls concern was expressed that theses controls provide inadequate supply and will result in on street parking.
- Non-compliance with ADG setback requirement to Level 5 needs to be addressed by providing adequate privacy screening.

- Given the current low density context measures need to be considered addressing privacy of adjoining premises.
- Consideration of measures to address potential acoustic and light spill issues of adjoining property adjacent to the on-site parking.