

BRIEFING DETAILS

BRIEFING DATE / TIME	11 February 2019 Opening Time 11.30am to 12.28pm
LOCATION	Liverpool City Council

BRIEFING MATTER(S)

2019WCI003 – Liverpool – DA922/2018

Address - Lot 100 Campbelltown Road, Edmondson Park

Description – medium density development, The construction of 128 residential dwellings, landscaping and construction of Mews, landscaping and public domain improvements, provision of services and utilities and 1 into 20 lot subdivision.

PANEL MEMBERS

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

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	George Nehme Greg Mottram
OTHER	Suzie Jattan – Panel Secretariat

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

- The Panel would be assisted by further information as to the proposed regulation of the “muse” ways, with the Panel seeing an advantage on minimising use to essential servicing vehicles, possibly through a by-law which requires prior arrangement with the strata manager for access.
- Privacy issues between units within the “town homes’ building requires careful attention.
- The Panel sees the 4 metre setback between the terraces and corresponding rear studios as important, and questions whether it is appropriate to reduce that dimension to incorporate the ground level “offices” within the studios.
- The Panel is concerned that the “storage” areas within the units seem to have been designed to serve alternatively as an extra bedroom or an office, and seeks further information as to how that aspect of the development is to be regulated or redesigned.

- The Panel was interested that BASIX compliance was to be achieved through the deletion of windows, and asked whether the loss of amenity offered by those windows preserved good design.
- The relevant application of the “Contributions Plans for Growth Areas” Planning Circular PS 19-002, and s.7.18 of the *EP&A Regulation 2000* must be considered.
- Distances from units to the waste collection areas should be taken into account.