

## BRIEFING DETAILS

<b>BRIEFING DATE / TIME</b>	Monday, 8 February 2021, 11:20am and 12:02pm
<b>LOCATION</b>	Teleconference

## BRIEFING MATTER(S)

PPSSWC-117 – Liverpool – DA-790/2020 – 2 HINKLER AVENUE WARWICK FARM 2170 – Consolidation of 5 lots into 2, construction of a 6-storey affordable housing residential flat building with 43 apartments and 1 level of basement parking, associated tree removal and landscaping to be used wholly for the purposes of affordable rental housing under the State Environmental Planning Policy (Affordable Rental Housing) 2009.

## PANEL MEMBERS

<b>IN ATTENDANCE</b>	Justin Doyle (Chair), Louise Camenzuli, Nicole Gurran, Peter Harle and Wendy Waller
<b>APOLOGIES</b>	None
<b>DECLARATIONS OF INTEREST</b>	None

## OTHER ATTENDEES

<b>COUNCIL ASSESSMENT STAFF</b>	Patrick Curmi, Boris Santana, Lina Kakish and George Nehme
<b>OTHER</b>	Mellissa Felipe and George Dojas – Panel Secretariat

## KEY ISSUES DISCUSSED

- The site is 600 metres from station and appears to be well suited for the proposed use.
- Height controls in locality will be important due to the fact that this is the first application for a high-density typology in this precinct. The Council has rightly emphasised that compliance with the height standard is expected. Similarly, the Panel would expect to see attention to the ADG and DCP minimum setback requirements. If this development is approved in the current form, it will have implications when seeking to apply the DCP control along McGirr Street with future developments to the west. However, the Panel notes that the proposal is providing affordable housing, and benefits from an increased FSR under the ARHSEPP. This may require some flexibility in relation to DCP compliance.
- The Panel notes that the Applicant has indicated a commitment to including solar panels in the design which is encouraged to achieve overall ecological performance.
- The present scheme has no meaningful point of access to the McGirr Street frontage, other than a corridor accessing the bin room. Possible relocation of the bin room to the basement might improve amenity. Management of on street waste collection may need attention generally, possibly with reference to the proposals for the adjoining land controlled by the applicant.

**TENTATIVE PANEL MEETING DATE: N/A**

## Planning Panels Secretariat

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