



BRIEFING DETAILS

BRIEFING DATE / TIME	Monday, 23 May 2022, 11.00am to 11.40am
LOCATION	Teleconference

BRIEFING MATTER(S)

PPSSWC-130 – Liverpool – DA-33/2021 - 164 CROATIA AVENUE EDMONDSON PARK 2174 – Concept DA for a mixed use development as part of the Edmondson Park Town Centre comprising of 676 residential apartments, 2000sqm of retail floor space, a child care centre and supporting roads and infrastructure.

PANEL MEMBERS

IN ATTENDANCE	Justin Doyle (Chair), Nicole Gurran, Louise Camenzuli, Peter Harle and Karress Rhodes
APOLOGIES	Ned Mannoun and Nathan Hagerty
DECLARATIONS OF INTEREST	None

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Robert Micallef, Michael Oliveiro, Patrick Curmi, Brenton Toms
OTHER	George Dojas & Jeremy Martin – Planning Panels Secretariat

KEY ISSUES DISCUSSED

Building separation does not comply for all buildings. In particular the Council observed that the building separation between buildings G & H rely upon the relevant portions of the building not including habitable spaces or rooms. The Council observes that the plans at this concept stage do not specify whether balconies or habitable rooms might in fact be included. It may be that a condition can suitably restrict the use of the relevant portion of the buildings, and Council and the Applicant should confer to consider whether the potential for a non-compliance can be removed in that way or in some other way.

Council has also queried why the Design Excellence Panel's recommendation of 4.5 metre setbacks to the street for buildings A and B have not been followed to the streets to the north. Noting the potential for precedent in terms of street character if less than 4.5 metres is adopted, the Panel will need to be convinced that this outcome is appropriate. Again the Panel would be interested as to whether this issue could be resolved through condition rather than requiring further amendments to the drawings, and again suggests conferral between the Council and the Applicant in that regard.

The Council has advised that solar access minimum requirements should be complied with for each building. Buildings D, E and H is of concern as they each exceed the standard if considered separately. Again the Panel would be interested to know why the standard cannot be complied with, and whether conditions

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requiring compliance are an option to allow the concept DA to be approved, leaving compliance for consideration with the detailed DA's. The Panel wished to ensure that apparent errors in the modelling for the surrounding master planned development do not affect the reliability of the solar access calculations.

The Applicant must demonstrate that the proposal can be constructed without the basement carparks further encroaching into areas relied upon for deep soil compliance. The envelopes for the basement carparks should be fixed by the approval, and the Panel would want to be satisfied that sufficient structural soil will be available for planned landscaping and tree planting. That may be able to be managed through condition.

If there is to be any reduction in the envelopes through condition, the proposed yield may also need attention in the conditions.

Otherwise the Council has advised that the DA should be soon ready for determination.

TENTATIVE DETERMINATION DATE SCHEDULED FOR JUNE 2022