

BRIEFING DETAILS

BRIEFING DATE / TIME	9 September 2019 Opening Time 1.40pm and closing time 1.30pm
LOCATION	Liverpool City Council (Liverpool Library)

BRIEFING MATTER(S)

PPSSWC-14 – Liverpool – DA257/2019

Address – 127-129 Flowerdale Road, Liverpool

Description – Demolition of all existing structures, construction of a five storey residential flat building comprising of 39 units (12 x 1 bedroom units and 27 x 2 bedroom units) to be used wholly for the purposes of affordable rental housing with at-grade parking and associated landscape and site works.

PANEL MEMBERS

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

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Emmanuel Torres, Boris Santana and George Nehme
OTHER	Suzie Jattan – Panel Secretariat

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

- The corner site is prominent and its architectural presentation is important, given that this development will be important in setting a benchmark for future development of this scale in the locality as it transitions.
- ADG non-compliances require careful consideration particularly in terms of potential impacts on adjoining properties.
- The SEPP requires 25% communal open space. The Panel questions whether the ground floor pathway can be accurately included in the assessment.
- The height exceedance will need to be justified in terms of whether it is unreasonable or unnecessary to apply the height standard strictly, again noting the importance of this development in setting a precedent.
- The Panel observed an apparent inconsistency in the measurement of the extent of the height exceedance as depicted on the different elevations and sections. The applicant

should be directed to produce plans which record that information accurately with regard to survey information sufficient for that purpose.

- The deep soil non-compliance will need to be justified.
- The design should address energy efficiency including solar panels and battery storage.