

## BRIEFING DETAILS

<b>BRIEFING DATE / TIME</b>	Monday, 18 October 2021, 10:15am to 11:00am
<b>LOCATION</b>	Teleconference (Microsoft Teams)

## BRIEFING MATTER(S)

PPSSWC-173 – Liverpool City Council – DA-42/2021 – 173 Elizabeth Drive, Liverpool – PROPOSED DEMOLITION OF EXISTING BUILDINGS AND STRUCTURES, CONSTRUCTION AND OPERATION OF A SENIORS HOUSING DEVELOPMENT INVOLVING 121 ROOM RESIDENTIAL CARE FACILITY IN A THREE-STORY BUILDING OVER A BASEMENT, TOGETHER WITH ASSOCIATED FACILITIES, ACCESS, AND LANDSCAPING UNDER STATE ENVIRONMENTAL PLANNING POLICY (HOUSING FOR SENIORS OR PEOPLE WITH A DISABILITY) 200

## PANEL MEMBERS

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

## OTHER ATTENDEES

<b>COUNCIL ASSESSMENT STAFF</b>	Emmanuel Torres, William Attard, Brenton Toms
<b>OTHER</b>	George Dojas, Panel Secretariat

## KEY ISSUES DISCUSSED

1. There have been significant improvements to the design, responsive to the feedback from Council's Design Review Committee and the Panel's kick-off briefing. In particular, the move to a basement carpark has allowed for a more generous design at ground level.
2. The ceiling height and storey control non-compliance under the SEPP remains an issue which will require strong justification, noting that the proposed height is comparable to the height to the west, but the height to the north and the east remain two storeys.
3. TfNSW is now reported to be considering access to Elizabeth Drive but the final response is still outstanding.
4. A breach remains to the building separation requirement towards the west, noting Council's advice that the residential development recently approved in that direction was required to comply with the ADG requirement of 6 metres to the boundary (to result in a total of 12 metres). Given the size of the site and the strict application of that standard to the adjoining development, the Applicant would have to convince the Panel that the design is satisfactory in that regard. The Panel might be assisted by comment on that issue in the Design Review Panel reporting.

## TENTATIVE DETERMINATION DATE SCHEDULED FOR 8 NOVEMBER 2021

### Planning Panels Secretariat