

BRIEFING DETAILS

BRIEFING DATE / TIME	Monday, 23 May 2022, 10.10am to 10.40am
LOCATION	Teleconference

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-STOREY 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

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

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Michael Oliveiro, Emmanuel Torres, Brenton Toms
OTHER	George Dojas & Jeremy Martin – Panels Secretariat

KEY ISSUES DISCUSSED

The DA lodged around one year and 3 months earlier had been scheduled for a determination but the Council assessment team was not ready to present its assessment to the Panel. Much of the delay in the assessment was generated by successive amendments to the DA scheme.

The Panel was informed that the Council's Design Excellence Panel (DEP) had reported following its meeting of 10 March 2022 that it still did not support the updated scheme and had prepared Minutes of its observations of the latest amendment of the plan which were not available for the Panel briefing. Preparation of these minutes has been delayed to allow for the DEP Minutes to be supplied. Notably it was the third time that the scheme had been presented to the DEP.

The DEP Minutes now made available record significant ongoing concerns about the present design including concerns raised in a peer review conducted by RotheLowman including building separation from the apartment building to the west, solar access, and overlooking of the western courtyards, privacy and acoustic issues associated with the limited setback of the western face of the residential three-storey residential wing from the western boundary against the approved five-storey residential apartment building on that boundary, and the adequacy of the documentation.

Planning Panels Secretariat

The Regional Planning Panel resolved to defer determination of the DA pending completion of the Council assessment report, but asked that either the present scheme or any proposal to further amend the DA scheme be presented to the Panel on 20 June 2022.

TENTATIVE DETERMINATION DATE SCHEDULED FOR 20 JUNE 2022

Planning Panels Secretariat

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