

BRIEFING DETAILS

BRIEFING DATE / TIME	Monday, 2 May 2022, 11.00am to 11.40am
LOCATION	Teleconference

BRIEFING MATTER(S)

PPSSWC-226 – Liverpool City Council – DA-143/2022 – 1382-1384 Camden Valley Way, Leppington – Construction of 93 dwellings including 67 x attached dwellings and 1 x secondary dwelling, 4 x semi-detached dwellings, and 7 x multi-dwelling housing developments (containing 3 x dwellings each) within approved lots 20 & 21 in DA-400/2018, associated earthworks, roads, stormwater infrastructure, and landscaping. Subdivision of the Site into 81 Torrens title lots, including 1 residue lot, and subsequent Strata subdivision of 7 x multi-dwelling housing developments and 1 x principal and secondary dwelling.

PANEL MEMBERS

IN ATTENDANCE	Justin Doyle (Chair), Louise Camenzuli and Peter Harle
APOLOGIES	Nicole Gurran and Ned Mannoun
DECLARATIONS OF INTEREST	N/A

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Kevin Kim, Brenton Toms
APPLICANT	Nicolas Gunn, Matthew Adamo, Frank Carrozza, Jordan Curran
OTHER	George Dojas, Jeremy Martin

KEY ISSUES DISCUSSED

- Per the Kick of Briefing Record, dated 28 February 2022, access issues, in particular to the smaller lots and those fronting the laneways, needs to be carefully considered and discussed with Council's traffic planners.
- The clause 4.6 variation request prepared by Craig & Rhodes addressing the proposed variation to minimum lot sizes requires careful consideration. The minimum lot size for Torrens subdivision is 375m². The DA proposes 6 lots which are smaller than that minimum lot size, and a seventh lot which exceeds the standard by 1 metre. Upon those 7 lots the following form of development is proposed:
 - 2 x two-bedroom townhouses
 - 1 x "studio" style dwelling at the rear of the lot, above the garages and overlooking a proposed rear lane.

It would appear that no common open space is proposed.

This sketch example is provided in the clause 4.6 request for one of those lots measuring 335 m2 in area:

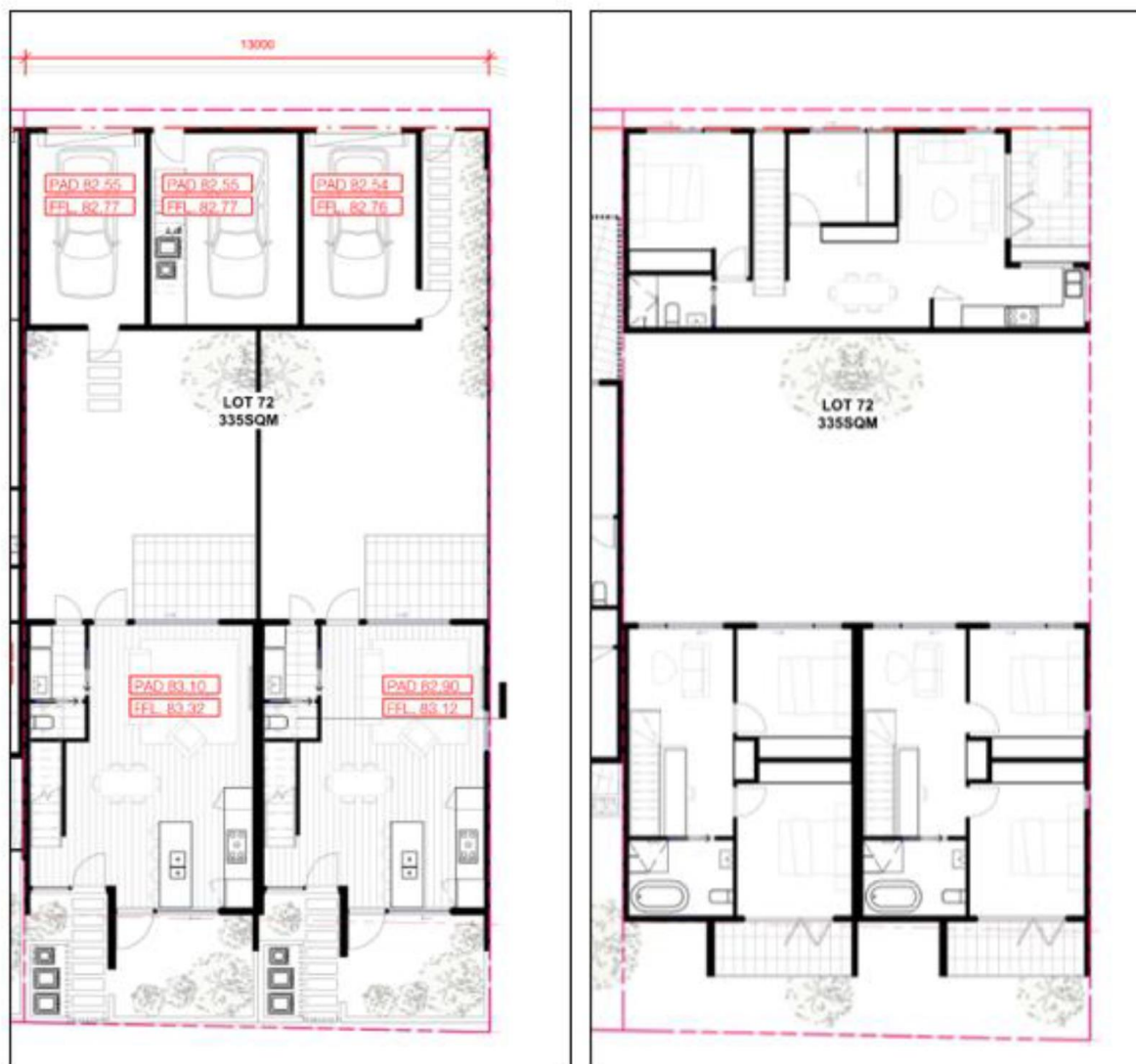


Figure 2: Example MDH layout with studio dwelling. GF (left) & FF (right)

The Panel requires the assessment report to explain carefully how clause 4.1AB of the Growth Centres SEPP applies to the different housing types proposed in the DA including the multi dwelling housing taking into account clauses 4.1AF and 4.1AC in terms of minimum lot sizes, noting that there does not appear to be a clause similar to clause 4.1(4) of the standard instrument in the Growth Centres SEPP.

- The Panel also queries whether clause 4.1AF applies if the form of housing proposed is not a “dwelling house”, noting that the multi dwelling housing would not meet that description.
- Notably, the definition of “multi dwelling housing” reads:

multi dwelling housing means 3 or more dwellings (whether attached or detached) on one lot of land, each with access at ground level, but does not include a residential flat building.

- The applicant’s justification for the multi-unit housing form of development as the panel presently understands it is that locating a separate attic apartment across the rear of both terraces delivers a better planning outcome than restricting the unit to being located above one of the terraces only.
- It is not immediately clear how the discussion of that form of development proposed (and its contribution to diversity of housing) as presented in the clause 4.6 request relates to the fact that 6 of the lots upon which three dwellings are proposed to be located are below the minimum lot size.

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- As a separate issue to the minimum lot size question, the seven proposed multi-unit housing schemes would create micro strata schemes for just three households for which significant management issues will arise. Liverpool Growth Centre Development Control Plan (DCP) 2021 anticipates its dwelling design controls might be varied through innovation as part of an integrated housing development application at subdivision approval stage where the development will still achieve the objects of the DCP.
- There might also be amenity and acoustic issues arising from the proposed housing form, such as that the only windows and open space of the attic apartment present to a rear service lane with garage doors on both sides with no landscaping, and the associated noise canyoning effect. The acoustic engineer might be asked to comment. In Zones 6 & 7 it seems all windows (both bedroom and living room) would face the windows of the attic apartment opposite, albeit with the separation of the lane.
- The Panel asks that Council's design review committee specifically address and comment on those long term management and amenity aspects of the proposal.
- There are also proposed variations to DCP planning controls relating to site coverage and solar access that will need to be well justified. Again Council's design review committee should be asked to specifically comment on those variations.
- Some double width garages are proposed, some with a shared driveway, such as Lots 34 and 36. The streetscape issues will need consideration.
- The subdivision plan includes a variation to the street layout in the Indicative Layout Plan (ILP) contained in the DCP which is said to offer for a superior urban design outcome. The Council said that it was still awaiting feedback from its traffic, waste services and operational teams as to whether then road layout creates any issues.
- The Panel is keen to receive the feedback of the Design Excellence Panel before considering the above issues further.
- The final proposal should address energy efficiency such as by the possible introduction of solar panels.
- The Panel queries whether the shadow diagrams and solar access assessments have allowed for the 3 metre high screen required by the acoustic report (Zone 11 for example). See image following from the acoustic report:



- The Panel would also like it confirmed that the acoustic impact of Camden Valley Way on the proposed northernmost studio in Zone 1 has been properly modelled by the acoustic engineer noting that it has an elevated area of private open open space that would seem to have a line of sight to Camden Valley Way.

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The acoustic engineer seems to recommend thickened acoustic windows for all openings of that unit suggesting all of the windows are expected to be kept closed, but no special barrier for the balcony. The acoustic engineer says he assumes living areas of more than 30m² for the dwellings. See extracted image (with red being the highest level of acoustic protection needed and green being the midrange where at the upper level noise is “predicted to exceed the ‘windows open’ noise level in bedrooms and be marginal in other habitable areas”).



Figure 4 – Markup of Traffic Affected Facades

TENTATIVE DETERMINATION DATE SCHEDULED FOR SEPTEMBER 2022