

#### BRIEFING DETAILS

<b>BRIEFING DATE / TIME</b>	23 March 2020, 2:08pm and 2:37pm
<b>LOCATION</b>	Teleconference Call

#### BRIEFING MATTER(S)

PPSSWC-37 – Liverpool City Council – DA-639/2019 – 6 Bigge Street, Warwick Farm – Construction of an 11-storey residential flat building containing 52 apartments (comprising a mix of one and two bedroom units) above 1 level of basement/ parking and the removal of all vegetation on the site and associated landscaping and civil works.

#### PANEL MEMBERS

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

#### OTHER ATTENDEES

<b>COUNCIL ASSESSMENT STAFF</b>	Emmanuel Torres
<b>OTHER</b>	

#### KEY ISSUES DISCUSSED

- The panel noted the generally positive report from the Design Excellence Panel (DEP), but with reservations in relation to solar access to the neighbouring buildings. In particular the panel highlighted for consideration the balconies containing the principal private open space located on the northern façade of the building to the immediate south.
- The panel observed that the basement carpark will extend into the area of the canopy of the lemon scented gum tree to the rear, and noted that expert advice had been supplied by the applicant on that subject. Council's tree officer should advise whether she or he agrees with that report.
- The panel considered the height non-compliance but noted that it was largely restricted to the roof overrun, and did not appear to be of concern to the DEP.
- The issue of parking was raised, but the staff advised that the parking was compliant with the ARH SEPP rates.

**TENTATIVE PANEL MEETING DATE: N/A**