



**ADVICE ON PLANNING PROPOSALS
LIVERPOOL LOCAL PLANNING PANEL**

24th June 2019

Held at the
'Gold Room, Liverpool Library'
170 George Street
LIVERPOOL

Panel: Michael Mantei Chair
Michael Harrison Expert
Fiona Gainsford Expert
Daryl Hawker Community Rep

There were no conflicts of interest declared by any panel members in relation to any items on the agenda.

LIVERPOOL CITY COUNCIL**ADVICE OF LIVERPOOL LOCAL PLANNING PANEL****PAGE 1****24th June 2019**

ITEM No:	Planning Proposal RZ-6/2018
APPLICATION NUMBER:	RZ-6/2018
SUBJECT:	Planning proposal to amend Schedule 1 of the Liverpool Local Environmental Plan 2008 (LLEP 2008) to include residential flat buildings, serviced apartments and commercial premises as additional permitted land uses at 84 Memorial Avenue, Liverpool (Lot 100 DP 1014714) and to amend the height of buildings and floor space ratio development standards
LOCATION:	84 Memorial Avenue, Liverpool
OWNER:	Canterbury Leagues Club Limited
APPLICANT:	Zhinar Architects
AUTHOR:	Graham Matthews

ADVICE OF THE PANEL

Council has referred this planning proposal to the Panel for advice. The Panel has inspected the site and read the Council officer's report, Council's peer review report and documents provided by the applicant. The Panel's advice is as follows.

The Panel considers that the site is strategically located both in terms of proximity to the city centre and Woodward Park facilities. Given its size, the site provides a significant opportunity for uses that complement the city centre and public recreational use of the Woodward Park precinct (bounded by Memorial Avenue, Hume Highway, Hoxton Park Road and the Liverpool-Parramatta Transitway).

Other areas in proximity to the city centre have been identified for higher density residential use and are yet to reach capacity.

Serviced apartments and commercial premises that support private recreation uses could be accommodated on the site in a way that complements the opportunity to provide significant recreational facilities on the site. Higher density residential on the site may be prejudicial to the future recreational facilities on the site and in the Woodward Park precinct.

A limited amount of seniors living could be developed on the site in a way the complements future recreational facilities on the site and in the Woodward Park precinct.

The Panel suggest Council consider whether changes to the maximum height and FSR on the land are necessary to encourage the owner to develop the land for private recreational uses.

The Panel otherwise agrees with the Council officer's assessment of the strategic and site specific merit of the proposal.

VOTING NUMBERS:

4-Nil