



#### BRIEFING DETAILS

BRIEFING DATE / TIME	Monday, 25 May 2020, 3:12pm – 3.30pm
LOCATION	Teleconference Call

#### BRIEFING MATTER(S)

PPSSWC-70 – Liverpool City Council – DA-18/2020 – 1-5 Anderson Avenue, Liverpool – Demolition of existing structures and the construction of a 5-storey residential flat building containing 63 dwellings, together with 2 levels of basement parking, landscaping, and associated strata subdivision. The application is lodged pursuant to the State Environmental Planning Policy (Affordable Rental Housing) 2009

#### PANEL MEMBERS

IN ATTENDANCE	Justin Doyle (Chair), Nicole Gurrán, Louise Camenzuli, Peter Harle and Wendy Waller
APOLOGIES	None
DECLARATIONS OF INTEREST	None

#### OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Emmanuel Torres and Boris Santana
OTHER	

#### KEY ISSUES DISCUSSED

- The panel noted advice that the application has now been considered by the Design Excellence Panel who returned a generally favourable appraisal, although the detail was not yet available to the panel.
- The incursions shown into the ADG boundary setback requirements from elements of Building A in the proposed development should be avoided. It is relevant in that regard that the area available to be consolidated to form a future development site from the cottages on nos 8 and 10 Alamein Avenue is comparatively smaller, which means that encroachment into the setback area by this proposal may significantly constrain the development of that land.
- The potential for overlooking towards nos 8 and 10 Alamein Avenue should be considered carefully both in relation to the current use of those properties, and their future potential for redevelopment.
- The issue of parking was discussed, with the panel members noting both that rezoning of the site was unlikely to have allowed for the higher parking demand of this form of development under the ARH SEPP and relaxed parking requirements, while also acknowledging that the controls applying under the SEPP were expressed to prevail over the otherwise applicable controls.

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

#### Planning Panels Secretariat