

**MINUTES OF THE SYDNEY WEST REGION
JOINT REGIONAL PLANNING PANEL MEETING
HELD AT FRANCIS GREENWAY CENTRE,
170 GEORGE STREET, LIVERPOOL ON
THURSDAY 8 MARCH 2012 AT 6.00 PM**

PRESENT:

Bruce McDonald	Acting Chair
Paul Mitchell	Panel Member
Bruce Clarke	Panel Member
Nadia Napoletano	Panel Member
Tony Hadchiti	Panel Member
Suzie Jattan	Panel Secretariat

IN ATTENDANCE

Natalie Stewart	Team Leader – Major Development
Lina Kakish	Senior Development Planner

APOLOGY: MARY-LYNNE TAYLOR

1. The meeting commenced at 6.15 pm

2. **Declarations of Interest** - Nil

3. **Business Items**

Item 1 - 2011SYW060 – Liverpool - DA946/2011 - Mixed use development comprising 2 residential tower buildings - 2 Browne Parade and 1-3 Bigge Street Warwick Farm

5. **Public Submission** -

Mark Armstrong addressed the Panel in favour of the item

Gilbert De Chalain addressed the Panel in favour of the item

6. **The Panel's Decision**

2011SYW060 – Liverpool - DA946/2011 - Mixed use development comprising 2 residential tower buildings - 2 Browne Parade and 1-3 Bigge Street Warwick Farm

The Panel notes that this application has received a Design Excellence Award and has been considered by Council's Design Review Panel.

Further the Panel notes:

1. There has been a significant departure from the development standard as prescribed in clause 7.4 of LEP 2008 requiring 9m separation between adjacent buildings that have a height of 12 to 25 metres above natural ground level when applied on the basis of distributing the required setback distances equally between 2 adjoining properties
2. Given the apparent non compliance identified in paragraph 1, it appears to the Panel that a SEPP 1 application is necessary before the application can be determined.
3. There appears to be non compliances with SEPP65 and the associated Residential Flat Design Code in particular:
 - 3.1 the departure from the setback guidelines
 - 3.2 the design principles relating to context
4. The current report considered by the Panel does not provide sufficient explanation or justification for departure from those planning requirements to satisfy the Panel that there will be no loss of amenity and there will be compatibility with the current and emerging character of the locality.
5. That the current shortfall of car parking will not allow the demands of visitors and commercial space customers to be satisfied.

The Panel unanimously agrees to defer the application for the reasons given above and refers the application back to the relevant council staff and DRP for further comment and advice.

The meeting concluded at 7.25 pm

Endorsed by

Bruce McDonald
Acting Chair
Sydney West Region
Joint Regional Planning Panel
Date: 15 March 2012