

**MINUTES OF THE SYDNEY WEST REGION JOINT REGIONAL
PLANNING PANEL MEETING
HELD AT LIVERPOOL CITY COUNCIL ON
THURSDAY 19 APRIL 2012 AT 11.30 AM**

PRESENT:

Mary-Lynne Taylor	Chair
Paul Mitchell	Panel Member
Bruce McDonald	Panel Member
Peter Harle	Panel Member
Tony Hadchiti	Panel Member
Suzie Jattan	Panel Secretariat

IN ATTENDANCE

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

APOLOGY: NADIA NAPOLETANO

1. The meeting commenced at 11.45 am.
2. **Declarations of Interest - Nil**
3. **Business Items**

Item 1 - 2012SYW014 – Liverpool, DA-586/2012, Alterations and additions to Liverpool Police Station including partial demolition and excavation to construct basement car parking, 150 George Street Liverpool NSW 2170

Item 2 - 2011SYW087 - Liverpool City Council, DA-1210/2011, Demolition of existing buildings and construction of a residential flat building comprising a total of 53 units and two levels of basement car parking, 93-95 Campbell Street Liverpool

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

4. **Public Submission –**

Item 1 –

Supt. Ray King (NSW Police Local Area Commander addressed the Panel in favour of the item.
Sonja Vogeler addressed the Panel in favour of the item.

Item 2 –

Stuart Gelder addressed the Panel in favour of the item.
David Sutton addressed the Panel in favour of the item.

Item 3 –

Lyn Heaton addressed the Panel against the item.
Gilbert Blandin De Chalain addressed the Panel in favour of the item.

5. The Panel's Decision

Item 1 - 2012SYW014 – Liverpool, DA-586/2012, Alterations and additions to Liverpool Police Station including partial demolition and excavation to construct basement car parking, 150 George Street Liverpool NSW 2170

The Panel unanimously approved this application for the reasons outlined in the Council Planning Assessment Report and subject to proposed conditions attached to that report, noting that this is a crown application and that the Panel was advised by the applicant's representative that all the proposed conditions of consent were satisfactory.

Item 2 - 2011SYW087 - Liverpool City Council, DA-1210/2011, Demolition of existing buildings and construction of a residential flat building comprising a total of 53 units and two levels of basement car parking, 93-95 Campbell Street Liverpool

The Panel understands that the Plans before the meeting in this matter today are the full set of amendments but the Council assessment finds these plans to be unsatisfactory. Among the list of unsatisfactory matters are non compliance with technical matters in relation to flooding and basement design. The Panel believes that the applicant should be given further time to meet standards in relation to those two matters. The Panel generally accepts other aspects of design but is concerned with the non compliance with the communal open space and specifically the requirements in that regard in relation to SEPP 65 and the residential flat design code.

The Panel unanimously defers the application to allow plans that meet the standards in relation to basement design and flooding and communal open space to be addressed and in this regard any amending plans must be lodged with Council within four weeks of this decision.

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

The Panel is aware that this application for a key site has been a subject of a design excellence process - in this case a competition which was won by the proposal's architects and since that time further design refinements have been made. The Panel has been advised that the height and floor space is now compliant with the new controls relating to LEP 2008 for a key site. This is the first of the key sites to be developed to the new height and controls.

The Panel agrees with the assessment that design excellence has been achieved generally for the project but remains concerned with the seven storey element in the south east corner of the site where there is close to a zero setback to the boundary. Whilst there is no control or guidance in place in either the LEP or DCP to deal with the potential impact of this lack of building separation and setback for the property at the rear, the Panel is not prepared to approve this section of that building.

The Panel unanimously approves this application with the deletion of the South East seven storey section of the Eastern building, which section is not yet approved. The Panel considers that this section of that building could be appropriate provided that a zero setback to the common boundary can be permitted for both sites. Further the Panel

suggests to Council that consideration to be given by Council to amendment of the planning controls whether LEP or DCP to ensure that the redevelopment of the southern adjoining key site is not affected adversely by the present proposed zero setback whereupon there could be an application to reinstate the deleted portion.

In addition the Panel recommends to Council and the Department of Planning that consideration be given to incorporation of Lot 26 DP35236 within the key sites to ensure isolation does not occur and orderly development is achieved.

Where there has been a reference in this decision to zero setback the panel notes that a setback is proposed of 1 metre but believes that upon appropriate controls being found for the site adjoining, that actual zero setback would be more appropriate.

In relation to the conditions the Panel notes that draft conditions have been prepared by Council which includes the deferred commencement conditions. The applicant has advised the Panel that conditions including deferred commencement conditions are satisfactory. In view of the proposed deletion at the present time of at least part of the Eastern building sub condition 1(a) has been added requiring appropriate treatment of the southern façade of the Eastern block as amended.

The meeting concluded at 2.50 pm

Endorsed by:



Mary-Lynne Taylor
Chair
Sydney West Region
Joint Regional Planning Panel
Date: 24 April 2012