

SYDNEY WEST JOINT REGIONAL PLANNING PANEL

Record of Electronic Meeting Tuesday 24 November 2015

Panel Members: Mary-Lynne Taylor (Chair), Bruce McDonald, Paul Mitchell, Sabrina Mamone and Peter Ristevski

Apologies: None

Declarations of Interest: None

Determination and Statement of Reasons

2015SYW107 - Liverpool City Council, DA-1709/2012/A, Modification pursuant to S96(2) of Environmental Planning and Assessment Act 1979. The proposed amendments include:

- 1) Change of use to the space on the ground floor shown as newsagent, internet café and travel shop to office space.
- 2) Conversion of some plant room spaces on the second floor and roof floor level to additional usable floor areas. Additional floor space on the roof level is to be maisonette rooms, internally connected to the rooms below.
- 3) Modifications and reconfiguration of the ground floor, first floor, second floor and levels 305.
- 4) Adjustments to external detailing of building design.

Property - 424-458 Hoxton Park Road, Prestons (Lot 1 DP 1077341)

Date of determination: 24 November 2015

Panel consideration:




The panel considered: the matters listed at item 6, the material listed at item 7.

Reasons for Panel Decision:

- The proposal is substantially the same development as that previously approved, continues to satisfy relevant State legislation and State and local planning instruments.
- The development will have no greater environmental impacts than that originally approved.

Conditions: The development application was approved subject to recommended conditions in the Council Assessment Report.

Panel members:

 Mary-Lynne Taylor	 Bruce McDonald	 Paul Mitchell
Approved by email Sabrina Mamone	Approved by email Peter Ristevski	

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SCHEDULE 1

1	JRPP Reference – 2015SYW107, LGA – Liverpool City Council, DA/1709/2012/A
2	Proposed development: Modification pursuant to S96(2) of Environmental Planning and Assessment Act 1979. The proposed amendments include: <ol style="list-style-type: none"> 1) Change of use to the space on the ground floor shown as newsagent, internet café and travel shop to office space. 2) Conversion of some plant room spaces on the second floor and roof floor level to additional usable floor areas. Additional floor space on the roof level is to be maisonette rooms, internally connected to the rooms below. 3) Modifications and reconfiguration of the ground floor, first floor, second floor and levels 305. 4) Adjustments to external detailing of building design.
3	Street address: Property - 424-458 Hoxton Park Road, Prestons (Lot 1 DP 1077341)
4	Applicant/Owner: Applicant: Wood and Day Partnership P/L. Owner: Liverpool Catholic Club Ltd.
5	Type of Regional development: The proposal is a Section 96(2) modification to an approved regional development.
6	Relevant mandatory considerations <ul style="list-style-type: none"> • Environmental planning instruments: <ul style="list-style-type: none"> ◦ State Environmental Planning Policy No. 55 – Remediation of Land ◦ State Environmental Planning Policy (Infrastructure) 2007 ◦ Greater Metropolitan Regional Environmental Plan No. 2 – Georges River Catchment. ◦ Liverpool Local Environmental Plan 2008. ◦ Draft Liverpool Local Environmental Plan 2008 Amendment No.52 • Draft environmental planning instruments: Nil • Development control plans: <ul style="list-style-type: none"> ◦ Liverpool Development Control Plan 2008 • Planning agreements: Nil • Regulations: <ul style="list-style-type: none"> ◦ Environmental Planning and Assessment Regulation 2000 • The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality. • The suitability of the site for the development. • Any submissions made in accordance with the EPA Act or EPA Regulation. • The public interest.
7	Material considered by the panel: Council assessment report with recommended conditions.
8	Meetings and site inspections by the panel: 10 November 2015 to 24 November 2015 – Electronic Determination
9	Council recommendation: Approval
10	Conditions: Conditions attached to council assessment report