

<b>DATE OF DETERMINATION</b>	10 April 2017
<b>PANEL MEMBERS</b>	Sheridan Dudley (Chair), Bruce McDonald, Nicole Gurran, Karess Rhodes and Tony Hadchiti
<b>APOLOGY</b>	Wendy Waller
<b>DECLARATIONS OF INTEREST</b>	None

Public meeting held at Francis Greenway Centre, 170 George Street, Liverpool on Monday 10 April 2017 opened at 2.40 pm and closed at 4.55 pm.

#### **MATTER DETERMINED**

2015SYW138 – DA631/2015 – Liverpool City Council – Demolition of existing buildings, tree removal and the construction of two 9-storey residential flat buildings containing 116 residential apartments over two levels of basement parking with associated landscaping and ancillary site works. Part Lot B DP 433791, Lot D DP 374032, Lot C DP 374032, Lot B DC 374032, Lot A DP 374032 – 8-12 Copeland Street and 7-9 Castlereagh Street, Liverpool

#### **VERBAL SUBMISSIONS**

- Support – Nil
- Object – Nil
- On behalf of the applicant – Frank Mosca – Architect

#### **REASONS FOR DEFERRAL**

The panel agreed to defer the determination-

The application be deferred to allow the applicant to address the following:

- The submission of evidence needs to be submitted to Council demonstrating that a reasonable attempt has been made to amalgamate the subject site with 6 Copeland Street, Liverpool, in accordance with the planning principles associated with isolated sites established by the NSW Land and Environment Court.






This includes:

- Details of any negotiations between the owners of the properties including the supply of a property valuation to these property owners
  - These details shall include offers to the owner of 6 Copeland Street.
- Demonstrate that the proposed development does not impede on the ability of 14-16 Copeland Street and 11-13 Castlereagh Street to develop due to the zero setback along the southern boundary.
  - Council to provide clarification on the status of the Council owned land fronting the Copeland Street frontage of the site, and an assessment of the setback non compliances if relevant.

When this information has been received, the panel will hold another determination meeting.

The decision to defer the matter was unanimous

The Panel adjourned during the meeting to deliberate on the matter and formulate a resolution.

PANEL MEMBERS	
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 Nicole Gurran	 Tony Hadchiti
 Karess Rhodes	