

<b>DATE OF DETERMINATION</b>	26 June 2017
<b>PANEL MEMBERS</b>	Sheridan Dudley (Chair), Nicole Gurran, Lindsay Fletcher, Wendy Waller and Tony Hadchiti
<b>APOLOGY</b>	Bruce McDonald
<b>DECLARATIONS OF INTEREST</b>	None

Public meeting held at Francis Greenway Centre on Monday 27 June 2017 opened at 12.35 pm and closed at 2.25 pm.

#### **MATTER DETERMINED**

Panel Ref – 2015SYW163 - LGA – Liverpool, DA-896/2015, Address – 311 Hume Highway, Liverpool (Lot 71 DP 1004792) (AS DESCRIBED IN SCHEDULE 1)

#### **PANEL CONSIDERATION AND DECISION**

The Panel considered: the matters listed at item 6, the material listed at item 7 and the material presented at meeting and the matters observed at site inspections listed at item 8 in Schedule 1.

The Panel determined to approve the development application as described in Schedule 1 pursuant to section 80 of the *Environmental Planning and Assessment Act 1979*. The decision was unanimous.

#### **REASONS FOR THE DECISION**

1. The proposed development will add to the supply and choice of housing within the metropolitan South West District and the Liverpool local government area in a location with acceptable access to the services and amenities available from Liverpool City Centre and metropolitan transport services available from Liverpool Rail Station.
2. The proposed development adequately satisfies the relevant State and Regional Environmental Planning Policies including SEPP 55 - Remediation of Land, SEPP (Infrastructure) 2007, SEPP (BASIX) 2004, Greater Metropolitan Regional Environmental Plan No.2 – Georges River Catchment and SEPP 65- Design Quality Residential Apartment Development and its associated Apartment Design Guide.
3. The proposal adequately satisfies the applicable provisions and objectives of Liverpool LEP 2008, particularly having regard to LEP Amendment No.60 and cl.7.38, and also adequately satisfies the applicable provisions and objectives of Liverpool DCP 2008.
4. The proposed development is considered to be of appropriate scale and form, adequately consistent with the provisions of Liverpool LEP Amendment No.60 and cl.7.38 and the associated Urban Design Report for the site and the planned character of the locality in which it is placed. In that regard, the Panel notes and accepts the support given to the proposal by the Council's Design Excellence Panel.

5. The proposed development, subject to the conditions imposed, will have no unacceptable adverse impacts on the natural or built environments including the local ecology, the amenity of adjacent and nearby residential premises and the operation of the local road system.
6. In consideration of conclusions 1-5 above the Panel considers the proposed development is a suitable use of the site and approval of the proposal is in the public interest.






### CONDITIONS

The development application was approved subject to the conditions in the Council Assessment Report subject to the following amendments:

- All residents of the development are to have access to the roof top communal open space of the tower building. Details to be include in the strata plan.

### Cladding Materials

- The proposed cladding is to comply with the National Construction Code (NCC) and Relevant Australian Standards. A fire safety report prepared by a C10 fire engineer, must be submitted to the PCA, demonstrating all cladding materials used for the building complies with the NCC and relevant Australian Standards. The fire safety report is to include evidence of suitability of all proposed cladding as per clause A2.2 of the NCC.

PANEL MEMBERS	
	
Sheridan Dudley (Chair)	Lindsay Fletcher
	
Nicole Gurran	Tony Hadchiti
	
Wendy Waller	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	2015SYW163 – Liverpool - DA896/2015
2	PROPOSED DEVELOPMENT	Construction of a mixed use development comprising of a 32-storey tower and two 8-storey buildings, containing a total of 307 residential units and 2 commercial premises, 4 levels of basement parking,

		landscaping works and ancillary site works.
3	STREET ADDRESS	311 Hume Highway, Liverpool (Lot 71 DP 1004792)
4	APPLICANT/OWNER	Hume Developments Pty Ltd
5	TYPE OF REGIONAL DEVELOPMENT	Proposed development has a capital investment value of over \$20million.
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> <li>Environmental planning instruments: <ul style="list-style-type: none"> <li>State Environmental Planning Policy N. 65 – Design Quality of Residential Apartment Development</li> <li>State Environmental Planning Policy No. 55 – Remediation of Land</li> <li>State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004</li> <li>State Environmental Planning Policy (Infrastructure) 2007</li> <li>Greater Metropolitan Regional Environmental Plan No. 2 – Georges River Catchment</li> <li>Liverpool Local Environmental Plan 2008</li> </ul> </li> <li>Draft environmental planning instruments: Nil</li> <li>Development control plans: <ul style="list-style-type: none"> <li>Liverpool Development Control Plan 2008 <ul style="list-style-type: none"> <li>Part 1 – General Controls for all Development</li> <li>Part 4 – Development in the Liverpool City Centre</li> </ul> </li> </ul> </li> <li>Planning agreements: Nil</li> <li><i>Environmental Planning and Assessment Regulation 2000</i>: Nil</li> <li>The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality</li> <li>The suitability of the site for the development</li> <li>Any submissions made in accordance with the <i>Environmental Planning and Assessment Act 1979</i> or regulations</li> <li>The public interest, including the principles of ecologically sustainable development</li> </ul>
7	MATERIAL CONSIDERED BY THE PANEL	<ul style="list-style-type: none"> <li>Council assessment report, recommended conditions and relevant documents submitted as part of the DA.</li> <li>Written submissions during public exhibition: 4 submissions</li> <li>Verbal submissions at the public meeting: <ul style="list-style-type: none"> <li>Support – Nil</li> <li>Object – Nil</li> <li>On behalf of the applicant – Robert Gizzi, Stuart Gordon</li> <li>On behalf of Council – David Smith, Rodger Roppolo</li> </ul> </li> </ul>
8	MEETINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> <li>Briefing Meeting – 1 December 2016</li> <li>Site Inspection – 26 June 2017</li> <li>Final Briefing Meeting - 26 June 2017</li> </ul>

		<ul style="list-style-type: none"> <li>Public Meeting - 26 June 2017</li> </ul> <p>Attendees:</p> <ul style="list-style-type: none"> <li><u>Panel members</u>: Sheridan Dudley (Chair), Nicole Gurran, Lindsay Fletcher, Wendy Waller and Tony Hadchiti</li> <li><u>Council assessment staff</u>: David Smith, Rodger Roppolo</li> </ul>
9	<b>COUNCIL RECOMMENDATION</b>	Approval
10	<b>DRAFT CONDITIONS</b>	Submitted with report