

SYDNEY WEST JOINT REGIONAL PLANNING PANEL

Record of Electronic Meeting Tuesday 15 November 2016

Panel Members: Mary-Lynne Taylor (Chair), Bruce McDonald, Paul Mitchell, Eddie Jackson and Raj Autar

Apologies: None

Declarations of Interest: None

Determination and Statement of Reasons

2015SYW202 - DA 1070/2015 - Liverpool City Council, Construction of an eleven (11) storey commercial building over four (4) levels of basement car parking comprising ninety-five (95) car spaces to be used by Family and Community Services, 25-33 Scott Street, Liverpool.

Date of determination: 15 November 2016

Panel consideration:






The panel considered: the matters listed at item 6, the material listed at item 7 and listed at item 8 in Schedule 1.

Reasons for Panel Decision:

- The proposed development will add to the employment opportunities and services available from Liverpool CBD consistent with the city's role as a regional centre.
- Having considered the applicant's request to vary the development standards relating to Floor Space Ratio and building separation, and Council's assessment of those requests, the Panel considers the requests are acceptable in this case.
- The proposed development, subject to the conditions imposed, will have no unacceptable environmental impacts, including impacts on the nearby heritage items.
- The proposed development is an appropriate use of this CBD situated site.

Conditions: The development application was approved subject to the conditions modified conditions attached with the Council Assessment Report.

Panel members:

 Mary-Lynne Taylor	 Bruce McDonald	 Paul Mitchell
 Raj Autar	 Eddie Jackson	

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SCHEDULE 1	
1	JRPP Reference – 2015SYW202, LGA – Liverpool Council, DA1070/2015
2	Proposed development: Construction of an eleven (11) storey commercial building over four (4) levels of basement car parking comprising ninety-five (95) car spaces to be used by Family and Community Services.
3	Street address: 25-33 Scott Street, Liverpool.
4	Applicant: Goldstein and Rush Pty Ltd Owner: Barclay Bannister Pty Ltd, Macquarie Learning Centre Pty Ltd, Faid Hatem, Theresa Hatem and Andrew Elazzi
5	Type of Regional development: Crown development with a Capital Investment Value (CIV) of more than \$20 million.
6	<p>Relevant mandatory considerations</p> <ul style="list-style-type: none"> • Environmental planning instruments: <ul style="list-style-type: none"> ○ State Environmental Planning Policy No. 55 – Remediation of Land ○ Greater Metropolitan Regional Environmental Plan No. 2 – Georges River Catchment ○ Liverpool Local Environmental Plan 2008 • Draft environmental planning instruments: Nil • Development control plans: <ul style="list-style-type: none"> ○ Liverpool Development Control Plan 2008 ○ Part 1 – General Controls for all Development ○ Part 4 – Liverpool, City Centre • Planning agreements: A planning agreement relates to the site or proposed development for the following: The Development Application was accompanied by an offer by the Developer to enter into a Planning Agreement with the Council to make the Developer's Contribution. • 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. <p>Any submissions made in accordance with the EPA Act or EPA Regulation: Consideration of the provisions of the Building Code of Australia.</p> <ul style="list-style-type: none"> • The public interest, including the principles of ecologically sustainable development.
7	Material considered by the panel: Council assessment report with recommended conditions.
8	Meetings and site inspections by the panel: 21 October 2016 to 15 November 2016 – Electronic Determination
9	Council recommendation: Approval
10	Conditions: Attached to council assessment report