

DATE OF DETERMINATION	29 June 2017
PANEL MEMBERS	Nicole Gurran (Acting Chair), Lindsay Fletcher, John Griffin and Cllr Peter Harle
APOLOGIES	None
DECLARATIONS OF INTEREST	None

Electronic meeting held between 22 June 2017 and 29 June 2017.

MATTER DETERMINED

2015SYW218 - LGA – Liverpool – DA-1212/2015 – Address – 17-23 Goulburn Street, Liverpool (Lots 1-4 DP 13932) (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 meetings 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

The reasons for the decision of the Panel were:

1. The proposal will contribute to housing supply and choice in Liverpool.
2. The proposal is consistent with the objectives of the zone and satisfactorily addresses the requirements of SEPP 55.
3. Council's Design Excellence Panel is satisfied with the design of the proposal.
4. The relevant environmental planning instruments have been considered and the proposal is generally consistent with these instruments:
 - SEPP65 - Design Quality of Residential Apartment Development
 - SEPP55 - Remediation of Land
 - SEPP - BASIX 2004
 - Greater Metropolitan Regional Environmental Plan No 2 - Georges River Catchment
 - Liverpool LEP 2008
 - Liverpool Development Control Plan 2008
5. The amendments to the building design – specifically the reduction of the building height of the southern wing - have improved the interface with the southern neighbouring residential flat building in terms of bulk and scale, and has also achieved a slight improvement in solar access to that building.
6. The Panel is satisfied with the advice that the provisions of SEPP 55 relating to site contamination have now been addressed, specifically the expectation that the site can be made suitable for the proposed use subject to the implementation of the Remediation Action Plan.

CONDITIONS

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

PANEL MEMBERS	
 Nicole Gurran (Acting Chair)	 Lindsay Fletcher
 John Griffin	 Peter Harle

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	Panel Reference - 2015SYW218, LGA – Liverpool, DA-1212/2015
2	PROPOSED DEVELOPMENT	Consolidation of four existing lots, demolition of existing structures and tree removal and construction of a 9 storey residential flat building comprising a total of 102 units. The development provides a unit mix of 18 x 1 bedroom apartments, 71 x 2 bedroom apartments and 13 x 3 bedroom apartments. The proposal also provides two levels of basement parking.
3	STREET ADDRESS	17-23 Goulburn Street, Liverpool (Lots 1-4 DP 13932)
4	APPLICANT/OWNER	Applicant – Mr W Chao Owner – PTA Dermatology
5	TYPE OF REGIONAL DEVELOPMENT	General development over \$20 million
6	RELEVANT MANDATORY CONSIDERATIONS	<p>7. Environmental planning instruments:</p> <ul style="list-style-type: none">○ State Environmental Planning Policy 65 – Design Quality of Residential Apartment Development○ State Environmental Planning Policy 55 – Remediation of Land○ State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004○ Greater Metropolitan Regional Environmental Plan No.2 – Georges River Catchment○ Liverpool Local Environmental Plan 2008 <p>8. Draft environmental planning instruments: Nil</p> <p>9. Development control plans:</p>

		<ul style="list-style-type: none"> ○ Liverpool Development Control Plan 2008 <p>10. Planning agreements: Nil</p> <p>11. Provisions of the <i>Environmental Planning and Assessment Regulation 2000</i>: Nil</p> <p>12. Coastal zone management plan: Nil</p> <p>13. The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality</p> <p>14. The suitability of the site for the development</p> <p>15. Any submissions made in accordance with the <i>Environmental Planning and Assessment Act 1979</i> or regulations</p> <p>16. The public interest, including the principles of ecologically sustainable development</p>
7	MATERIAL CONSIDERED BY THE PANEL	<ul style="list-style-type: none"> • Council assessment report: 24 May 2017 • Written submissions during public exhibition: Nil
8	MEETINGS AND SITE INSPECTIONS BY THE PANEL	<p>Site inspection – 17 January 2017</p> <p>Final briefing meeting – 17 January 2017</p> <p>Determination meeting – 17 January 2017</p> <p>Electronic meeting – 22 June 2017 to 29 June 2017</p>
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report