

SYDNEY WEST JOINT REGIONAL PLANNING PANEL

Record of Electronic Meeting Monday 15 February 2016

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

Apologies: None

Declarations of Interest: None

Determination and Statement of Reasons

2016SYW022 – DA1010/2014/A, Liverpool City Council, Modification of Development Consent DA-1010/2014 pursuant to Section 96(2) of the Environmental Planning and Assessment Act 1979.

Address: 20 Shepherd Street, Liverpool

Approved Application DA-1010/2014

Partial demolition of the existing heritage building known as the 'former Challenge Woollen Mills'; removal of existing car park; tree removal; site remediation; the construction of two residential flat buildings ranging from 5 to 16 storeys and containing a total of 250 residential apartments (5 X studios, 69 X 1 bedroom, 160 X 2 bedrooms and 16 X 3 bedrooms, inclusive of 25 adaptable units), two levels of basement parking; landscaping and associated site works.

Proposed Modification DA-1010/2014/A

Section 96(2) modification to DA-1010/2014 (JRPP 2014SYW163), which approved the above residential development.

Modification seeks to:

- Realign the basement and provide an extra level (no change to number of parking spaces); and
- Modify ground level of Building A with respect to car park entries, which results in minor changes to unit location (no change to unit size or mix).

The basement realignment is proposed in order to:

- Reduce the basement's proximity to the waterfront; Ensure adequate structural services and design for the overall development; and
- Provide for increased deep soil area to 9% of the site area.

Date of determination: 15 February 2016

Panel consideration:



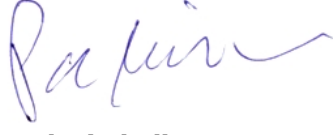
The panel considered: the matters listed at item 6, the material listed at item 7 and listed at item 8 in Schedule 1.

Reasons for Panel Decision:

1. The proposed modifications result in substantially the same development as that originally approved.
2. The proposal continues to satisfy the relevant planning instruments and will not result in any unacceptable adverse environmental impacts including heritage impacts.

Conditions: The development application was approved subject to the variation of conditions 1 & 5.

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 – 2016SYW022, LGA – Liverpool City Council, DA/1010/2014/A
2	Proposed development: Modification of Development Consent DA-1010/2014 pursuant to Section 96(2) of the Environmental Planning and Assessment Act 1979.
3	Street address: 20 Shepherd Street, Liverpool
4	Applicant: Coronation Property Group Owner: Shepherd Street Developments Pty Ltd
5	Type of Regional development: The proposal has a CIV of over \$20 million, and the Section 96(2) modification application is required to be determined by Joint Regional Planning Panel in accordance with State Environmental Planning Policy (State and Regional Development) 2011.
6	Relevant mandatory considerations <ul style="list-style-type: none"> • Environmental planning instruments: <ul style="list-style-type: none"> ○ Contaminated Land Management Act 1997 ○ Water Management Act 2000 ○ SEPP No. 65 – Design Quality of Residential Flat Development ○ SEPP No. 55 Remediation of Land ○ SEPP (State and Regional Development) 2011 ○ SEPP (Building Sustainability Index: BASIX) 2004 ○ SEPP (Infrastructure) 2007 ○ Greater Metropolitan Regional Environmental Plan No. 2 – Georges River Catchment ○ Liverpool Local Environmental Plan 2008 • Draft environmental planning instruments: Draft Liverpool Local Environmental Plan 2008 Amendment No. 52 • Development control plans: <ul style="list-style-type: none"> • Liverpool Development Control Plan 2008 – Part 1 – General Controls for all Development and Part 4 – Development in the Liverpool City Centre. • 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, Architectural plans, Landscape plans, BCA report, Geotechnical report, Design verification statement, BASIX report, Waste letter, Traffic letter and Heritage letter.
8	Meetings and site inspections by the panel: 1 February 2016 to 15 February 2016 - Electronic Determination
9	Council recommendation: Approval
10	Conditions: Conditions attached to council assessment report