SYDNEY WEST JOINT REGIONAL PLANNING PANEL

Record of Electronic Meeting Monday 11 July 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
2016SYW024 – Liverpool City Council, DA1066/2015, Demolition of existing buildings, excavation works and construction of a 9-23 storey high mixed-use building comprising 3 levels of basement car park, with ground floor comprising 6 commercial tenancies and residential lobby and 162 residential units above, Lot 100 DP 861369 No. 387 Macquarie Street, Liverpool.
Date of determination: 11 July 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 proposal will add to the supply and choice of housing in a locality with ready access to the transport facilities and the services and amenities available within Liverpool CBD. 2. The proposal is adequately compliant with the relevant State and local planning instruments 3. The proposal is consistent with scale of development planned for this rapidly transforming location and will activate this element of the Liverpool CBD and provide a significant gateway statement to the centre.
Conditions: The development application was approved subject to the conditions recommended with the Council Assessment Report.
Panel members:

Mary-Lynne Taylor	**Bruce McDonald**	**Paul Mitchell**
Sabrina Mamone	**Peter Ristevski**	

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	SCHEDULE 1
1	**JRPP Reference** – 2016SYW024, **LGA** – Liverpool Council, **DA1066/2015**
2	**Proposed development**: Demolition of existing buildings, excavation works and construction of a 9-23 storey high mixed-use building comprising 3 levels of basement car park, with ground floor comprising 6 commercial tenancies and residential lobby and 162 residential units above.
3	**Street address:** Lot 100 DP 861369 No. 387 Macquarie Street, Liverpool
4	**Applicant/Owner:** Preswand Pty Ltd
5	**Type of Regional development:** Pursuant to Clause 3 of Schedule 4A of the Environmental Planning and Assessment Act 1979, the development has a capital investment value of more than $20 million.

6	**Relevant mandatory considerations**
	• Environmental planning instruments:
	  o State Environmental Planning Policy No. 65 – Design Quality of Residential Apartment Development
	  o State Environmental Planning Policy No. 55 – Remediation of Land
	  o State Environmental Planning Policy (State and Regional Development) 2011
	  o State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004
	  o State Environmental Planning Policy (Infrastructure) 2007
	  o Greater Metropolitan Regional Environmental Plan No. 2 – Georges River Catchment
	  o Liverpool Local Environmental Plan 2008
	  - Part 1 – General Controls for all Development
	  - Part 4 – Development in the Liverpool City Centre.
	  - Draft City Centre LEP Amendment No. 52
	• Draft environmental planning instruments: Nil
	• Development control plans:
	  o Liverpool Development Control Plan 2008
	• Planning agreements: Nil
	• Regulations:
	  o 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, 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:** 30 June 2016 to 11 July 2016 – Electronic Determination
9	**Council recommendation:** Approval
10	**Conditions:** Attached to council assessment report