

COUNCIL ASSESSMENT REPORT

Panel Reference	2016SYW047
DA Number	DA-180/2016
LGA	Liverpool City Council
Proposed Development	Consolidation of five existing lots, demolition of existing structures and construction of a 13 storey (Tower A) and 10 storey (Tower B) residential flat building comprising a total of two hundred and twenty one (221) units. The development provides a unit mix of 33 x 1 bedroom apartments, 152 x 2 bedroom apartments and 36 x 3 bedroom apartments, above three levels of basement parking with two hundred and sixty five (265) spaces and associated driveway and landscaping.
Street Address	17-25 Bigge Street, Liverpool
Applicant/Owner	Applicant – CV McNally Owner – Bigge Investments Pty Ltd
Number of Submissions	A petition containing 33 signatures
Regional Development Criteria (Schedule 4A of the Act)	The proposal has a capital investment value of over \$20 million, the Joint Regional Planning Panel is therefore the determining authority.
List of all relevant s79C(1)(a) matters	<ul style="list-style-type: none"> • <i>List all of the relevant environmental planning instruments: s79C(1)(a)(i)</i> <ul style="list-style-type: none"> • State Environmental Planning Policy No.65 – Design Quality of Residential Flat Development. • State Environmental Planning Policy No.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. • <i>List any proposed instrument that is or has been the subject of public consultation under the Act and that has been notified to the consent authority: s79C(1)(a)(ii)</i> <ul style="list-style-type: none"> • N/A • <i>List any relevant development control plan: s79C(1)(a)(iii)</i> <ul style="list-style-type: none"> • Liverpool Development Control Plan 2008. <ul style="list-style-type: none"> - Part 1 – General Controls for all Development. - Part 4 – Liverpool City Centre. • <i>List any relevant planning agreement that has been entered into under section 93F, or any draft planning agreement that a developer has offered to enter into under section 93F: s79C(1)(a)(iv)</i> <ul style="list-style-type: none"> • No planning agreement relates to the site or proposed development.

	<ul style="list-style-type: none"> • <i>List any coastal zone management plan: s79C(1)(a)(v)</i> <ul style="list-style-type: none"> • The subject site is not within any coastal zone management plan. • List any relevant regulations: s79C(1)(a)(iv) eg. Regs 92, 93, 94, 94A, 288 • Consideration of the provisions of the Building Code of Australia and National Construction Code (NCC)
Is a Clause 4.6 variation request required?	Yes – is contained in attachments
Does the DA require Special Infrastructure Contributions conditions (S94EF)?	N/A
Have draft conditions been provided to the applicant for comment? Have any comments been considered by council in the assessment report?	No
List all documents submitted with this report for the Panel's consideration	<ul style="list-style-type: none"> • Draft Conditions of consent • Architectural Plans • Clause 4.6 Variation • Design excellence panel report • Submissions lodged with the DA • Statement of Environmental Effects • SEPP 65 Design Verification Statement • Arborist Report prepared by N.S.W Tree Services • Heritage Impact Statement by Architecture + Planning
Recommendation	Deferred Commencement
Report prepared by	Michael Oliveira
Report date	22 September 2016