

# SYDNEY WEST JOINT REGIONAL PLANNING PANEL

## Record of Electronic Meeting Monday 24 October 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

**2016SYW093 – Liverpool City Council, DA970/2015,** Construction of a 4-storey residential flat building above basement car park containing 23 residential apartments (14 x 1 bedroom and 9 x 2 bedroom), Lot 100 DP 1214405, 188-190 Moore Street, Liverpool

**Date of determination:** 24 October 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.


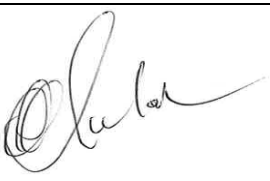



#### Reasons for Panel Decision:

1. The proposal will add to the supply of affordable housing in a location with ready access to local transport service and access to the amenities, services and metropolitan transport services offered by Liverpool City Centre.
2. The proposal will provide affordable housing that will support the employment of persons within key service activities in Liverpool City Centre and the broader subregion.
3. The proposal adequately complies with the relevant State and local planning instruments, noting that the provisions of the Affordable Housing SEPP in certain instances prevail over other provisions and that departures from certain nominated provisions otherwise are considered acceptable in this case.
4. The proposal will have no unacceptable environmental impacts and provides a significantly more productive use of this land.

The Panel notes that this is a Crown application and that the applicant has agreed to the terms of approval.

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

#### Panel members:

 <b>Mary-Lynne Taylor</b>	 <b>Bruce McDonald</b>	 <b>Paul Mitchell</b>
 <b>Raj Autar</b>	 <b>Eddie Jackson</b>	

# SYDNEY WEST JOINT REGIONAL PLANNING PANEL

SCHEDULE 1	
1	<b>JRPP Reference – 2016SYW093, LGA – Liverpool Council, DA970/2015</b>
2	<b>Proposed development:</b> Construction of a 4-storey residential flat building above basement car park containing 23 residential apartments (14 x 1 bedroom and 9 x 2 bedroom), Lot 100 DP 1214405, 188-190 Moore Street, Liverpool
3	<b>Street address:</b> Lot 100 DP 1214405, 188-190 Moore Street, Liverpool
4	<b>Applicant/Owner:</b> NSW Land and Housing Corporation.
5	<b>Type of Regional development:</b> Crown development with a Capital Investment Value (CIV) of more than \$5 million.
6	<p><b>Relevant mandatory considerations</b></p> <ul style="list-style-type: none"> <li>• Environmental planning instruments: <ul style="list-style-type: none"> <li>○ State Environmental Planning Policy No. 65 – Design Quality of Residential Apartment Development</li> <li>○ State Environmental Planning Policy No. 55 – Remediation of Land</li> <li>○ State Environmental Planning Policy (State and Regional Development) 2011</li> <li>○ State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004</li> <li>○ State Environmental Planning Policy (Infrastructure) 2007</li> <li>○ Greater Metropolitan Regional Environmental Plan No. 2 – Georges River Catchment</li> <li>○ State Environmental Planning Policy (Affordable Rental Housing) 2009</li> </ul> </li> <li>• Draft environmental planning instruments: Nil</li> <li>• Development control plans: <ul style="list-style-type: none"> <li>○ Liverpool Local Environmental Plan 2008</li> <li>○ Part 1 – General Controls for all Development</li> <li>○ Part 3.7 – Residential Flat Buildings</li> </ul> </li> <li>• Planning agreements: Nil</li> <li>• Regulations: <ul style="list-style-type: none"> <li>○ Environmental Planning and Assessment Regulation 2000</li> </ul> </li> <li>• The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality.</li> <li>• The suitability of the site for the development.</li> </ul> <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"> <li>• The public interest, including the principles of ecologically sustainable development.</li> </ul>
7	<p><b>Material considered by the panel:</b></p> <p>Council assessment report with recommended conditions.</p>
8	<p><b>Meetings and site inspections by the panel:</b></p> <p>11 October 2016 to 24 October 2016 – Electronic Determination</p>
9	<b>Council recommendation:</b> Approval
10	<b>Conditions:</b> Attached to council assessment report