

DATE OF DETERMINATION	13 November 2017
PANEL MEMBERS	Bruce McDonald (Acting Chair), Nicole Gurran, Lindsay Fletcher, Karress Rhodes and Tony Hadchiti
APOLOGY	Mazhar Hadid
DECLARATIONS OF INTEREST	None

Public meeting held at Liverpool City Council Chambers on Monday 13 November 2017 opened at 2.10pm and closed at 2.30pm.

MATTER DETERMINED

Panel Ref – 2016SYW156 - LGA – Liverpool, DA-699/2016, Address – 20-28 Copeland Street, Liverpool, Lots 1 (Lot 1 DP657251), 2, 3, 4 and 5 DP 38059 (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 meeting 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

1. The proposed development will add further supply and choice of housing within the Sydney Western City District and the Liverpool local government area in a location with ready access to the amenities, services and metropolitan transport facilities available within Liverpool Central Business District.
2. The proposed development adequately satisfies the relevant State Environmental Planning Policies including SEPP 65 Design Quality of Residential Apartment Development and its associated Apartment Design Guide, SEPP 55 Remediation of Land and SEPP (Infrastructure) 2007.
3. The proposal adequately satisfies the applicable provisions and objectives of Liverpool LEP 2008 and Liverpool DCP 2008. In this regard the Panel considers the requirements of Clause 7.5 of LEP 2008 are satisfied as the development is considered to exhibit design excellence.
4. The proposed development is considered to be of an appropriate scale and form consistent with the planned character of the element of the Liverpool CBD in which it is located and to provide a strong gateway statement to the CBD appropriate to the key intersection on which it is sited.
5. The proposed development, subject to the conditions imposed, will have no unacceptable adverse impacts on the natural or built environments including the local ecology, or riparian systems, the amenity of nearby residential premises or the operation of the local road system.
6. In consideration of conclusions 1-5 above the Panel considers the proposed development is a suitable use of the site and approval of the proposal is in the public interest.

CONDITIONS

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

PANEL MEMBERS	
 Bruce McDonald (Acting Chair)	 Lindsay Fletcher
 Nicole Gurran	 Tony Hadchiti
 Karress Rhodes	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	Panel Ref – 2016SYW156 - LGA – Liverpool, DA-699/2016
2	PROPOSED DEVELOPMENT	The demolition of existing structures and construction of an eight storey residential flat building comprising of 93 apartments over two levels of basement parking with associated landscaping and ancillary site works.
3	STREET ADDRESS	20-28 Copeland Street, Liverpool, Lots 1 (Lot 1 DP657251), 2, 3, 4 and 5 DP 38059
4	APPLICANT/OWNER	Applicant - Oracle Property Developments Pty Ltd Land Owners – Elaine Scott, Trevot George Bradshaw, Helen Agamails, Narendra Prakash Charan, Robert William Neeson.
5	TYPE OF REGIONAL DEVELOPMENT	Proposed development at the time registered with Panel had a capital investment value of over \$20million.
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none">Environmental planning instruments:<ul style="list-style-type: none">State Environmental Planning Policy No. 65 – Design Quality of Residential Apartment DevelopmentState Environmental Planning Policy No. 55 – Remediation of LandState Environmental Planning Policy (Building Sustainability

		<p>Index: BASIX) 2004</p> <ul style="list-style-type: none"> • Greater Metropolitan Regional Environmental Plan No. 2 – Georges River Catchment • State Environmental Planning Policy (Infrastructure) 2007 • Liverpool Local Environmental Plan 2008 • Draft environmental planning instruments: Nil • Development control plans: <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 – Development in the Liverpool City Centre • Planning agreements: Nil • <i>Environmental Planning and Assessment Regulation 2000</i>: Nil • 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 <i>Environmental Planning and Assessment Act 1979</i> or regulations • The public interest, including the principles of ecologically sustainable development
7	MATERIAL CONSIDERED BY THE PANEL	<ul style="list-style-type: none"> • Council assessment report, recommended conditions, architectural plans, landscape plan, photomontage images, storm water drainage plan, survey plan, statement of environmental effects, SEPP 65 verification statement, design principles and compliance table, acoustic report, traffic and transport assessment report, arboricultural impact assessment report, access report, waste management plan, BASIX certificate, schedule of finishes, design excellence panel comments and amended quantity surveyors report. • Written submissions during public exhibition: 0 • Verbal submissions at the public meeting: <ul style="list-style-type: none"> ○ Support – Nil ○ Object – Nil ○ On behalf of the applicant – Jonathon Wood ○ On behalf of Council – Nelson Mu, George Nehme, Lina Kakish and Nabila Samadhi
8	MEETINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> • Briefing Meeting – 6 October 2016 • Site Inspection – 13 November 2017 • Final Briefing Meeting – 13 November 2017 from 1.00pm to 1.30pm • Public Meeting – 13 November 2017 <p>Attendees:</p> <ul style="list-style-type: none"> ○ <u>Panel members</u>: Bruce McDonald (Acting Chair), Nicole Gurran, Lindsay Fletcher, Karress Rhodes and Tony Hadchiti

		<ul style="list-style-type: none">○ <u>Council assessment staff:</u> Nelson Mu, George Nehme, Lina Kakish and Nabila Samadhi
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Submitted with report