



DATE OF DEFERRAL	Monday, 25 May 2020
PANEL MEMBERS	Justin Doyle (Chair), Nicole Gurran, Louise Camenzuli, Peter Harle and Wendy Waller
APOLOGIES	None
DECLARATIONS OF INTEREST	None

Public meeting held via Teleconference Call on 25 May 2020, opened at 2:25pm and closed at 2:50pm.

MATTER DEFERRED

2016SYW169 – Liverpool City Council – DA-767/2016 at 64 Bathurst Street and 203-209 Northumberland Street Liverpool (Part Lot 10, DP 816556)– Construction of a twenty-one (21) storey mixed-use development.

REASONS FOR DEFERRAL

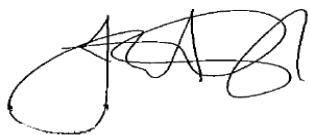
The panel agreed to defer the determination of the matter until the development application can be renotified in accordance with Council's adopted notification policy as the plans have changed materially since the DA was initially notified. Deferral would also allow for the amendments requested to the recommended conditions to be addressed in the staff recommendation.

When this information has been received, the panel will decide whether a further public determination meeting is required, taking into account whether any fresh objection is received in response to the renotification that remains unresolved at the time of determination. The panel agreed that if no further submission is received (or any such submission(s) is resolved prior to determination) that the matter would likely be appropriate for electronic determination.

While resolving to defer determination of the DA, the panel noted the positive assessment of the present amendment of the proposal by the Council's Design Excellence Panel and the assessment report, but reserved its own assessment until the renotification is complete.

The decision to defer the matter was Unanimous.

PANEL MEMBERS

 Justin Doyle (Chair)	 Nicole Gurran
 Louise Camenzuli	 Peter Harle
 Wendy Waller	

SCHEDULE 1

1	PANEL REF – LGA – DA NO.	2016SYW169 – Liverpool City Council – DA-767/2016
2	PROPOSED DEVELOPMENT	Construction of a twenty-one (21) storey mixed-use development with five (5) levels of basement for parking, storage and plant. Four (4) retail tenancies on the ground floor facing Bathurst Street, four (4) storey podium comprising two (2) commercial tenancies with a courtyard, a mezzanine and communal open space for residents and a seventeen (17) storey tower with 66 residential units.
3	STREET ADDRESS	64 Bathurst Street and 203-209 Northumberland Street Liverpool (Part Lot 10, DP 816556)
4	APPLICANT/OWNER	Applicant: Stirling 203 Northumberland Owner: Scenic NSW Pty Ltd
5	TYPE OF REGIONAL DEVELOPMENT	Capital Investment Value over \$20M (DA lodged before 1 March 2019)
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 Development ○ State Environmental Planning Policy No. 55 – Remediation of Land ○ State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004 ○ State Environmental Planning Policy (State and Regional Development) 2011 ○ Greater Metropolitan Regional Environmental Plan No. 2 – Georges River Catchment ○ Liverpool Local Environmental Plan 2008 • Draft environmental planning instruments: Draft Liverpool Local Environmental Plan No.52 • Development control plans: <ul style="list-style-type: none"> ○ Liverpool Development Control Plan 2008 • Planning agreements: Nil • Provisions of the <i>Environmental Planning and Assessment Regulation 2000</i>: Consideration of the provisions of the Building Code Australia (BCA)/National Construction Code (NCC) • Coastal zone management plan: 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: 11 May 2020 • Written submissions during public exhibition: 11 • Verbal submissions at the public meeting: <ul style="list-style-type: none"> ○ On behalf of the applicant – Vasiliki Cardassis and Paul Saunders
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> • Briefing: Thursday, 1 December 2016 <ul style="list-style-type: none"> ○ <u>Panel members</u>: Sheridan Dudley (Chair), Bruce McDonald, Tony Hadchiti and Peter Harle

		<ul style="list-style-type: none"> ○ <u>Council assessment staff</u>: Tony Ristevski, David Smith, Nelson Mu, Toni Averay and Nabila Samadie ● Final briefing to discuss council's recommendation, Monday, 25 May 2020, 1:10pm. Attendees: <ul style="list-style-type: none"> ○ <u>Panel members</u>: Justin Doyle (Chair), Nicole Gurran, Louise Camenzuli, Peter Harle and Wendy Waller ○ <u>Council assessment staff</u>: George Nehme
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report