

DATE OF DETERMINATION	31 August 2017
PANEL MEMBERS	Sheridan Dudley (Chair), Bruce McDonald, Nicole Gurran, Tony Hadchiti and Karress Rhodes
APOLOGIES	None
DECLARATIONS OF INTEREST	None

Electronic meeting held between 22 August 2017 and 31 August 2017.

MATTER DETERMINED

2017SSW017 – Liverpool City Council – DA1109/2016 AT Lot 15 DP 35980, Lot 16 DP 35980, 21 Anderson Avenue, Liverpool, 23 Anderson Avenue, Liverpool (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 meetings 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

The Panel considers that:

- The proposed development will add to the supply and choice of housing within the Liverpool local government area, including affordable rental housing located near to the essential service employment needs within Liverpool City Centre.
- The proposal adequately satisfies the relevant State Environmental Planning Policies including SEPP (Affordable Rental Housing), SEPP 65 (Design Quality of Residential Apartment Development) and SEPP 55 - Remediation of Land.
- Compliance with the height development standard contained in Cl. 4.3 of Liverpool LEP 2008 to be unreasonable and unnecessary in the circumstances of this case as the variation will not generate unacceptable impacts and remains consistent with the objectives of the standard. It is noted that the proposal incorporates a floor spaces bonus pursuant to the Affordable Rental Housing SEPP 2009.
- The proposal adequately satisfies the provisions and objectives of Liverpool LEP 2008 and the provisions of Liverpool DCP 2008
- The Panel also considers that the proposed development will generate a social benefit for the community through the provision of affordable rental housing with close proximity to employment opportunities and public transport; and that the scale and built form will be consistent with the envisaged desired future character of the area.

CONDITIONS

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

PANEL MEMBERS	
 Sheridan Dudley (Chair)	 Bruce McDonald
 Nicole Gurran	 Tony Hadchiti
 Karress Rhodes	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	2017SSW017 – Liverpool City Council – DA1109/2016
2	PROPOSED DEVELOPMENT	Demolition of all existing structures and construction of a 5-storey residential flat building comprising of two levels of basement parking and 28 residential units. The application is lodged pursuant to SEPP (Affordable Rental Housing) 2009.
3	STREET ADDRESS	Lot 15 DP 35980, Lot 16 DP 35980, 21 Anderson Avenue, Liverpool, 23 Anderson Avenue, Liverpool
4	APPLICANT/OWNER	ROBERTSON & MARKS PTY LTD
5	TYPE OF REGIONAL DEVELOPMENT	Private infrastructure and community facilities over \$5 million
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 (State and Regional Development) 2011.○ State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004.○ State Environmental Planning Policy (Infrastructure) 2007.

		<ul style="list-style-type: none"> ○ State Environmental Planning Policy (Affordable Rental Housing) 2009 ○ Metropolitan Regional Environmental Plan No. 2 – Georges River Catchment. ○ Liverpool Local Environmental Plan 2008. <ul style="list-style-type: none"> ▪ Part 1 – General Controls for all Development. ▪ Part 3.7 – Residential Flat Buildings • Draft environmental planning instruments: Nil • Development control plans: • Planning agreements: Nil • Provisions of the <i>Environmental Planning and Assessment Regulation 2000</i>: Nil • 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: 6 July 2017 • Written submissions during public exhibition: 0
8	MEETINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> • Site inspection and briefing meeting on 22 May 2017 • Electronic determination meeting held between 22 August 2017 to 31 August 2017
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report