

THE GRAND LIVERPOOL PTY LTD  
SUITE 3.09 3/100 COLLINS ST  
ALEXANDRIA NSW 2015

**NOTICE OF DETERMINATION OF DEVELOPMENT APPLICATION  
ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979**

(In accordance with the provisions under Section 4.16 of the *EP&A Act 1979*)

Pursuant to Section 4.16 of the *Environmental Planning and Assessment Act 1979*, Council has refused Development Application DA-1262/2022, described as follows:

<b>APPLICANT:</b>	<b>THE GRAND LIVERPOOL PTY LTD</b>
<b>LAND:</b>	<b>402 MACQUARIE STREET, LIVERPOOL NSW 2170 LOT 100 DP 1250893</b>
<b>PROPOSED DEVELOPMENT:</b>	<b>Concept Development Application For The Construction Of A 31 Storey Mixed-Use Development Consisting Of The Establishment Of The Building Envelope, Gross Floor Area, Maximum Building Height, Design Excellence, Public Domain Works, Vehicular Access And Car Parking Provision, Stormwater Management And Concept Landscape Design.</b>
<b>DETERMINATION:</b>	<b>(Delegated Authority, Sydney Western City Planning Panel at its meeting of 12 December 2023)</b>
<b>DATE OF DETERMINATION:</b>	<b>12 December 2023</b>
<b>ATTACHMENTS:</b>	<b>Reasons for Refusal</b>

**REASONS FOR REFUSAL**

1. The proposed application has submitted insufficient information relating to contamination on site to allow for certainty that the site can be made safe for residential use in accordance with Clause 4.6 of the State Environmental Planning Policy (Resilience and Hazards) 2021, pursuant to Section 4.15(1)(a)(i), 4.15(1)(b) and 4.15(1)(c) of the Environmental Planning and Assessment Act 1979.
2. Insufficient information has been provided to demonstrate that the development would not have an adverse impact on the built environment and natural environment and would not have adverse social or economic impacts, pursuant to Section 4.15(b) of the Environmental Planning and Assessment Act 1979.
3. Insufficient information has been provided to demonstrate that the site would be suitable for the proposed development, pursuant to Section 4.15(c) of the Environmental Planning and Assessment Act 1979.

4. Due to the above reason/s, approval of the proposed development would not be in the public interest pursuant to Section 4.15(1)(e) of the Environmental Planning and Assessment Act 1979.

#### **ADVISORY NOTES**

- a) Section 8.2 of the EP&A Act provides that an applicant may request, within six (6) months of the date of the determination of the Development Application, that Council review its determination (this does not relate to designated development or Crown development).

An application under Section 8.2 of the EP&A Act cannot be reviewed/determined after 6 months of the date of determination. Therefore, the submission of a Section 8.2 Application must allow sufficient time for Council to complete its review within the prescribed timeframe, including the statutory requirement for public notification.

- a) Section 8.7 and 8.9 of the EP&A Act provides that an applicant who is dissatisfied with the determination of a Development Application, may appeal to the Land and Environment Court within six (6) months of the date of determination, or as otherwise prescribed by the EP&A Act.

If you have any further enquiries, please contact Nabil Alaeddine on the abovementioned contact details.

Yours faithfully

**Nabil Alaeddine**  
**A/COORDINATOR**  
**DEVELOPMENT ASSESSMENT**



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