

RECORD OF DEFERRAL

SYDNEY WESTERN CITY PLANNING PANEL

DATE OF DEFERRAL	28 August 2023
PANEL MEMBERS	Justin Doyle (Chair), David Kitto, Louise Camenzuli, Karress Rhodes
APOLOGIES	Ned Mannoun
DECLARATIONS OF INTEREST	Nil

Papers circulated electronically on 21 August 2023.

MATTER DEFERRED

PPSSWC-334 – Liverpool – DA-50/2021/A – 23 Charles Street, Liverpool - Modification of development consent under section 4.55 (2) of the Environmental Planning and Assessment Act 1979 to alter the approved building form including internal design changes.

REASONS FOR DEFERRAL

The Panel considered the matters listed at item 6, the material listed at item 7 and the material presented at the meetings observed at the site inspection listed at item 8 in Schedule 1.

Council staff advised that since its assessment report dated 8 August 2023 to the Panel recommending refusal of the DA was prepared, the Applicant has agreed to address Council's concerns about the modification application and associated documentation such that Council is now optimistic those criticisms will be resolved.

The Panel agreed to defer the determination of the matter until 18 September 2023. The matter was deferred to allow for the provision and assessment of all outstanding information.

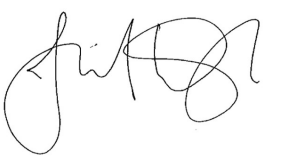



The decision to defer the matter was Unanimous.

ACTIONS

To allow for the progression of the Modification Application to determination, the Panel recorded the Applicant's and the Council's agreement to the following timetable:

1. The Applicant shall supply all outstanding information to Council and upload all revised documentation to the Planning Portal by 5pm 1 September 2023.
2. Council is requested to provide a revised assessment report responding to the information and documentation so supplied, which is to be uploaded to the Planning Portal by 5pm 11 September 2023.
3. When the updated assessment report is received by the Panel, it expects to determine the application by way of electronic determination by or before 18 September 2023.

If the outstanding information is not provided by 11 September 2023 the Panel may move to determine the DA based on the information currently at hand.

PANEL MEMBERS	
 Justin Doyle (Chair)	 Louise Camenzuli
 David Kitto	 Karress Rhodes

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSSWC-334 – Liverpool – DA-50/2021/A
2	PROPOSED DEVELOPMENT	Modification of development consent under section 4.55 (2) of the Environmental Planning and Assessment Act 1979 to alter the approved building form including internal design changes.
3	STREET ADDRESS	23 Charles Street, Liverpool
4	APPLICANT/OWNER	Applicant: File Planning/Hume Community Housing Association Company Limited Owner: Hume Community Housing Association Company Limited
5	TYPE OF REGIONAL DEVELOPMENT	Section 4.55(2) Modification Application
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 (Buildings Sustainability Index: BASIX) 2004 State Environmental Planning Policy (Biodiversity and Conservation) 2021 State Environmental Planning Policy (Resilience and Hazards) 2021 State Environmental Planning Policy (Transport and Infrastructure) 2021 State Environmental Planning Policy (Planning Systems) 2021 State Environmental Planning Policy (Housing) 2021 Liverpool Local Environmental Plan 2009 Draft environmental planning instruments: Nil 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 2021</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"> Written submissions during public exhibition: 1 Total number of unique submissions received by way of objection: 1
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> Kick Off Briefing: 19 June 2023 <ul style="list-style-type: none"> <u>Panel members</u>: Justin Doyle (Chair), Louise Camenzuli, David Kitto, Karress Rhodes, Ned Mannoun <u>Council assessment staff</u>: Nabil Alaeddine, Ariz Ashraf, Emily Lawson, Lashta Haidari <u>Applicant representatives</u>: Anna Johnston, Dan Lincoln, Bryce Luke, Sudden Masta, Mahi Lau Final briefing to discuss council's recommendation: 28 August 2023

		<ul style="list-style-type: none">○ <u>Panel members</u>: Justin Doyle (Chair), Louise Camenzuli, David Kitto, Karress Rhodes, Ned Mannoun○ <u>Council assessment staff</u>: Nabil Alaeddine, Ariz Ashraf, Emily Lawson, Lashta Haidari○ <u>Applicant representatives</u>: Anna Johnston, Dan Lincoln, Bryce Luke, Sudden Masta, Mahi Lau
9	COUNCIL RECOMMENDATION	Refusal
10	DRAFT CONDITIONS	Not yet available.