

DATE OF DEFERRAL	9 February 2026
DATE OF PANEL MEETING	2 February 2026
PANEL MEMBERS	Justin Doyle (Chair), Louise Camenzuli, David Kitto, , Anthony Krilich
APOLOGIES	None
DECLARATIONS OF INTEREST	All Councillors have a conflict of interest due to council being part owner and council interest.

Papers circulated electronically on 19 January 2026.

MATTER DEFERRED

PPSSWC-419 – Liverpool – DA-216/2024 - 132 Macquarie Street, Liverpool - Concept Development
Application for: Amalgamation of lots and boundary adjustment to include a portion of Hanwell Serviceway as part of the development site; Confirmation of building envelope to enable the construction of a building comprising: three commercial towers of 11, 17 and 21 levels above a four (4) storey podium; Two and a half (2.5) levels of basement car parking with 200 car parking spaces; Pedestrian through site link connecting George Street and Macquarie Mall.

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.

The Council report produced by an external consultant recommended refusal of the DA listing the issues discussed below as the principle matters remaining to be satisfactorily resolved.

The Panel was satisfied following the discussion with the representatives from the Council and the Applicant at the briefing that those matters could be resolved to potentially allow for an approval if further information was supplied by the Applicant.

1. Heritage

A visual assessment was requested by the Council to assist with assessment of the impacts of the proposal on the significance of the adjacent heritage item St Lukes Church (designed by convict architect Francis Greenway and completed in 1819).

The Applicant's architect advised the Panel that he could produce images which would better allow an assessment of the appearance of the proposal from the Church and the impact of the proposal on the visual curtilage of the item.

A preliminary historical archaeological assessment would assist in understanding the potential for historical archaeology for this application. The Panel was satisfied that a full historic archaeological assessment will not be required until the detailed DA and was unlikely to be possible given that the site is presently sealed in concrete.

2. Urban Design

The Council's Design Excellence Panel has identified various issues of concern. Where those items relate to the ability of a detailed design to be constructed within the envelope proposed in the concept

application they should be addressed and answered. The Panel encouraged direct discussion between the Applicant's architect and the chair of the Council Panel if it can be facilitated.

The issue of the materials to be used in the design was also raised, and particularly extensive glazing on the façades shown in the concept drawings and whether such an approach could feasibly achieve compliance with minimum sustainability requirements. It is not necessary to finally resolve the materials to be used at concept DA stage if they are not part of the proposed concept. However, the Applicant was invited to respond to the concerns raised and advise how it is anticipated to resolve them at DA stage. Suggestions from the Council included a commitment to natural ventilation through operable features and trickle vents.

3. Floor Space Ratio

The Council report reported that information had been requested to allow assessment that the permitted FSR permitted on the different parts of the site would be achieved and would not be exceeded (2.5:1 within Area 7 and 10:1 within Area 8).

The Applicant advised that it would accept a condition which required compliance with those maximums (i.e. no exceedance was intended to be sought at detailed DA stage). The Panel queried whether that would sufficiently resolve the matter.

The Panel noted that no draft conditions of consent had been prepared.

ACTIONS

To allow for the progression of the Development Application to determination, the Panel directed that:

1. The Applicant shall respond to the above matters and upload all supplementary documentation to the Planning Portal by 16 February 2026.
2. Council is requested to provide an addendum assessment report responding to the matters above and including draft conditions, which is to be uploaded to the Planning Portal by 2 March 2026.
3. When the updated assessment report is received the Panel will determine whether a further briefing is required or whether the DA can be determined by electronic circulation of papers.

If the outstanding information is not provided by 16 February 2026, the Panel may move to determine the DA based on the information currently at hand.

PANEL MEMBERS	
Justin Doyle (Chair) 	Louise Camenzuli 
David Kitto 	Anthony Krilich 

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSSWC-419 – Liverpool – DA-216/2024
2	PROPOSED DEVELOPMENT	Concept Development Application for: Amalgamation of lots and boundary adjustment to include a portion of Hanwell Serviceway as part of the development site; Confirmation of building envelope to enable the construction of a building comprising: three commercial towers of 11, 17 and 21 levels above a four (4) storey podium; Two and a half (2.5) levels of basement car parking with 200 car parking spaces; Pedestrian through site link connecting George Street and Macquarie Mall.
3	STREET ADDRESS	132 Macquarie Street, Liverpool
4	APPLICANT/OWNER	Applicant: HDC Planning Owner: Copping and Vartuli Pty Ltd, FBDM Pty Ltd, Sydrom Pty Limited, Deemhire Pty Limited, Liverpool City Council
5	TYPE OF REGIONAL DEVELOPMENT	General development over \$30 million
6	RELEVANT MANDATORY CONSIDERATIONS	- Environmental planning instruments: - State Environmental Planning Policy (Planning Systems) 2021 - State Environmental Planning Policy (Transport and Infrastructure) 2021 - Liverpool Local Environmental Plan 2008 - Draft environmental planning instruments: Nil - Development control plans: - 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	- Council assessment report: 5 December 2025 - 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	- Briefing: 21 October 2024 <u>Panel members</u>: Justin Doyle (Chair), David Kitto, Louise Camenzuli, Ellie Roberston, Jeremy Thomas <u>Council assessment staff</u>: Nabil Alaeddine <u>Applicant representatives</u>: Gilbert Blandin de Chalain - Briefing: 23 June 2025 <u>Panel members</u>: David Kitto (Chair), Louise Camenzuli, Bronte Rivers, Anthony Krilich <u>Council assessment staff</u>: Nabil Alaeddine <u>Applicant representatives</u>: Gilbert Blandin de Chalain - Assessment Briefing: 2 February 2026 <u>Panel members</u>: Justin Doyle (Chair) David Kitto, Louise Camenzuli, Anthony Krilich

		○ <u>Council assessment staff</u>: Nabil Alaeddine, Darren Laybutt (Consultant), Ben Patterson ○ <u>Applicant representatives</u>: Gilbert Blandin de Chalain, Nick Zappia
9	COUNCIL RECOMMENDATION	Refusal
10	DRAFT CONDITIONS	Attached to the council assessment report