

BRIEFING DETAILS

BRIEFING DATE / TIME	Monday, 11 August 2025, 9:30am to 11:00am
LOCATION	MS teams

BRIEFING MATTER(S)

PPSSWC-512 – Liverpool – DA-565/2024 – 134 Terminus Street, Liverpool - Concept Development Application for the Construction of a 34 Storey Mixed Use Building, Comprising of Ground Floor Commercial/Information & Educational Facility, a Child Care Centre, 118 Hotel Suites, 190 Residential Apartments, and Four (4) Levels of Basement Parking.

PANEL MEMBERS

IN ATTENDANCE	Justin Doyle (Chair), Louise Camenzuli, David Kitto, Ned Mannoun, Peter Ristevski
APOLOGIES	NIL
DECLARATIONS OF INTEREST	NIL

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Emily Lawson, Nabil Alaeddine, Thomas Wheeler
APPLICANT	James Corry, Margaret Roberts, Geoff Bonus, Rudy Jasin
PLANNING PANELS SECRETARIAT	Sharon Edwards, Tim Mahoney, Rach Harlock

KEY ISSUES DISCUSSED

The Panel heard from representatives of both the Council and the Applicant, being at a disadvantage that the Council assessment report only became available immediately prior to the weekend, with much of the Applicant's material available only in the two weeks prior to the briefing.

The Applicant proposes a substantial amendment to the DA aimed at addressing the issues raised by Council. The Council opposes any further delay in the determination of the DA where it contends the delay in the material being supplied is not justified, significant matters are still not addressed, and in any event the supplementary material would not address what it sees as the determinative problems with the Application.

The Applicant advised that there was further material which it could provide by this Friday.

The Panel advised that it would consider material supplied by the Applicant by Friday, and asked that the material include a submission from the Applicant addressing the Council's concern about delay and the merits of allowing amendment of the DA and a consequent deferral of the Panel's determination.

Planning Panels Secretariat

The Panel will defer its consideration of the Council assessment report until after the material due this Friday is received. It will then determine the appropriate course. Options would seem to include:

- (a) Permitting the amendment and allowing time for the Council to consider the supplementary and amended material.
- (b) Rejecting the amendment and the supplementary material and proceeding to determine the DA having regard to the Council's assessment report.
- (c) Determining the DA having regard to the amended and supplementary material (likely only if the Panel is not satisfied that the amended material is likely to lead to an approval in a sufficiently timely manner).

The Panel notes that Council's Design Review Panel made a number of comments about the proposal in February of this year including a call for the project team to undertake a Conservation Management Plan (CMP) as a priority. The Panel would be assisted by advice from the Applicant as to its intentions in that regard and if the CMP is to be prepared - the likely timeframe.

The Panel is mindful of the *Environmental Planning and Assessment (Statement of Expectations) Order 2024* issued by the Minister for Planning which states that Council should:

"Prepare assessment reports for a regionally significant development application and refer to the relevant Sydney district and regional planning panel as soon as practical and within an average of 250 days from lodgement."

The timely provision of material by an Applicant is important to Councils being in a position to meet that timeframe.