

DATE OF DEFERRAL	Monday, 9 August 2021
PANEL MEMBERS	Justin Doyle (Chair), Louise Camenzuli, Nicole Gurran, Peter Harle and Wendy Waller
APOLOGIES	None
DECLARATIONS OF INTEREST	None

Public meeting held by teleconference on 9 August 2021, opened at 3:05pm and closed at 3:37pm.

MATTER DEFERRED

PPSSWC-74 – Liverpool – DA-285/2020 at Lot 11 DP 533054, Lot 12 DP 533057, Lot 1 DP 542729, Lot 2 DP 542729, Lot 100 DP 569294, Lot 262 DP 656694, Lot 1 DP 656695 431 Macquarie Street, Liverpool NSW 2170 – Concept development application pursuant to section 4.22 (as described in Schedule 1)

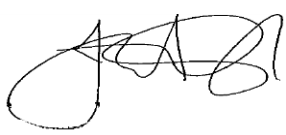



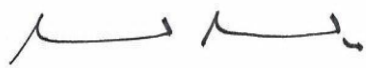
REASONS FOR DEFERRAL

The panel agreed to defer the determination of the matter until required information provided by council as Council's Design Excellence Panel can review the final drawings, at which time the Panel will report on the DA.

The Panel expects revised information as referred to above be submitted to Council within 2 weeks from the date of this deferral record. Council is requested to update their assessment within 2 weeks of the receipt of revised information. If revised information from the applicant is not provided within 2 weeks, the Panel may move to determine the DA based on the information currently at hand.

When this information has been received, the panel will determine the matter electronically. The Panel expects an addendum assessment report from Council responding to the material and the matters raised above.

The decision to defer the matter was Unanimous.

PANEL MEMBERS	
 Justin Doyle (Chair)	 Nicole Gurran
 Louise Camenzuli	 Peter Harle
 Wendy Waller	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSSWC-74 – Liverpool – DA-285/2020
2	PROPOSED DEVELOPMENT	<p>Concept development application pursuant to section 4.22 of the Environmental Planning & Assessment Act for a proposal that will encompass the following;</p> <ul style="list-style-type: none"> • Demolition of all existing site features • A stepped 26-17-4 storey tower comprising a total GFA of 49,425m² made up of; <ul style="list-style-type: none"> - 9,715sqm of retail/business floor area for future cafes, restaurants, shops and a possible community civic arts centre (20% of total proposed floor area); - 36,992m² of commercial (office premises) floor area; - 2,718m² of residential floor area (Levels 1-3) • A new publicly accessible civic plaza from Short Street; and • Five (5) basement levels of parking and loading areas for service and waste vehicles with access from Short Street, inclusive of 365 car parking spaces, 412 bicycle spaces and loading areas. <p>Liverpool City Council is the assessment authority and the Sydney Western City Planning Panel has the function of determining the application</p>
3	STREET ADDRESS	Lot 11 DP 533054, Lot 12 DP 533057, Lot 1 DP 542729, Lot 2 DP 542729, Lot 100 DP 569294, Lot 262 DP 656694, Lot 1 DP 656695 431 Macquarie Street, Liverpool NSW 2170
4	APPLICANT/OWNER	Butterfly Developments Pty Ltd
5	TYPE OF REGIONAL DEVELOPMENT	General development over \$30 million
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> • Environmental planning instruments: <ul style="list-style-type: none"> ○ State Environmental Planning Policy (State and Regional Development) 2011 ○ State Environmental Planning Policy No. 55 – Remediation of Land ○ SEPP65 – Design Quality of Residential Apartment Development ○ Greater Metropolitan Regional Environmental Plan No. 2 – Georges River Catchment ○ Liverpool Local Environmental Plan 2008 • Draft environmental planning instruments: Nil • Development control plans: <ul style="list-style-type: none"> ○ Liverpool Development Control Plan 2008 ○ Part 1: General Controls for All Development ○ Part 4 – Development in the Liverpool City Centre • Planning agreements: Nil • Provisions of the <i>Environmental Planning and Assessment Regulation 2000</i>: Consideration of the provisions of the Building Code of Australia • 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

		<ul style="list-style-type: none"> • 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: 27 July 2021 • Written submissions during public exhibition: 0 • Verbal submissions at the public meeting: <ul style="list-style-type: none"> ○ Council assessment officer – George Nehme ○ On behalf of the applicant – Josh Owen and Frank Mosca • Total number of unique submissions received by way of objection: 0
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> • Briefing: Tuesday, 9 June 2020 <ul style="list-style-type: none"> ○ <u>Panel members</u>: Justin Doyle (Chair), Nicole Gurran, Louise Camenzuli and Peter Harle ○ <u>Council assessment staff</u>: Boris Santana and Zeliha Cansiz • Briefing: Monday, 8 February 2021 <ul style="list-style-type: none"> ○ <u>Panel members</u>: Justin Doyle (Chair), Nicole Gurran, Louise Camenzuli, Wendy Waller Peter Harle ○ <u>Council assessment staff</u>: Boris Santana and Zeliha Cansiz • Final briefing to discuss council's recommendation: Monday, 9 August 2021 <ul style="list-style-type: none"> ○ <u>Panel members</u>: Justin Doyle (Chair), Louise Camenzuli, Nicole Gurran, Peter Harle and Wendy Waller ○ <u>Council assessment staff</u>: William Attard and George Nehme and Nelson Nu
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report