

**ITEM 1 – DA-1080/2022 –155 Governor Macquarie Drive, Warwick Farm and Lot 2 Governor Macquarie Drive, Chipping Norton**

<b>DA Number:</b>	DA-1080/2022
<b>Property Address:</b>	155 Governor Macquarie Drive, Warwick Farm, and Lot 2 Governor Macquarie Drive, Chipping Norton Lot 1 DP 1172051, Lot 2 DP 249818
<b>Development Category:</b>	Hotel/Commercial/Licensed Premises (Bar)
<b>Description:</b>	Construction of a ten (10) storey hotel development comprising of 83 hotel suites operating 24 hours, basement car park, commercial area consisting of administrative office spaces, and a licensed premises (outdoor terrace bar).
<b>Environmental Planning Instrument:</b>	Liverpool Local Environmental Plan (LEP) 2008
<b>Zoning of Land:</b>	RE1 – Public Recreation, RE2 – Private Recreation  Note: The development is located within the RE2 Private Recreation area of the site.
<b>Development Standard Varied:</b>	Clause 4.3 – Height of Buildings
<b>Justification of Variation:</b>	The proposed variation to the maximum Height of Buildings development standard was considered acceptable in this instance. The height variation does not negatively impact on the local area in terms of additional overshadowing or detrimental impact to the design of the building. Further, the additional height does not contribute to an increase in bulk and scale over the site, and the development achieves compliance with the Floor Space Ratio provisions for the site.  The maximum Height of Building development standard under Liverpool LEP 2008 is 30m. The approved height is 34.5m. This equates to a variation of 4.5m (15%) to the development standard.
<b>Extent of Variation:</b>	4.5m / 15%
<b>Concurring Authority:</b>	Sydney Western City Planning Panel under assumed concurrence
<b>Date Determined:</b>	22 December 2023

**ITEM 2 – DA-1262/2022 – 402 Macquarie Street, Liverpool**

<b>DA Number:</b>	DA-1262/2022
<b>Property Address:</b>	402 Macquarie Street, Liverpool Lot 100, DP 1250893
<b>Development Category:</b>	Mixed use
<b>Description:</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>Environmental Planning Instrument:</b>	Liverpool Local Environmental Plan (LEP) 2008
<b>Zoning of Land:</b>	MU1 – Mixed Use
<b>Development Standard Varied:</b>	Clause 7.4 – Building Separation in the Liverpool City Centre
<b>Justification of Variation:</b>	<p>The proposed variation to the Building Separation in the Liverpool City Centre development standard was considered acceptable in this instance. Given that the height of the adjoining mixed-use development to the eastern side boundary is 9-storeys, and is unlikely to be re-developed in the future, it was accepted that the development would not have any impact upon this eastern adjoining site.</p> <p>The Building Separation in the Liverpool City Centre development standard under the Liverpool LEP 2008 is 14m, as measured to the boundary. The approved building separation to boundary is 12m. This equates to a variation of 2m (14.26%) to the development standard.</p>
<b>Extent of Variation:</b>	2m / 14.26%
<b>Concurring Authority:</b>	Sydney Western City Planning Panel under assumed concurrence
<b>Date Determined:</b>	15 December 2023