

MINUTES AND DETERMINATION OF THE LIVERPOOL LOCAL PLANNING PANEL MEETING

Monday 25 May 2026

Held online via
MS Teams

Panel:

John Cole	Chairperson
Annette Ruhotas	Expert
Brian Kirk	Expert
Ellie Robertson	Community Representative

There were no conflicts of interest declared by any panel members in relation to any items on the agenda.

Speakers:

Item 1 – **DA-520/2024**

Deborah Vickers	Submission
Matt Hudson	Speaker only
Evan Smith	Speaker only
Theo Brown	Speaker only
Adam Coburn	Mecone Town Planner
Megan	Speaker only
Cian Fitzgerald	Available for answers from panel
Louis Penna	Available for answers from panel
Ken Knox	Available for answers from panel
Rido Pin	Available for answers from panel
Ryan Carabine	Available for answers from panel
Rhys Hazell	Available for answers from panel

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Item 2 – DA-458/2025

Tony Hadchiti	Owner/ Applicant
Charbel Ishac	Planner
Leena Sebastian	External Planner (for Council)

A site inspection was conducted

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ITEM No:	1
APPLICATION NUMBER:	DA-520/2024
SUBJECT:	Construction of (3) three multi-storey residential flat buildings with 294 apartments comprising 66 x 1-bedroom units, 176 x 2-bedroom units, 19 x 3-bedroom units; a two-level mixed-use commercial podium consisting of a gymnasium, medical centre, retail, and business premises; single storey basement car park and two-storey podium car park comprising of 395 Residential and 412 Retail/Commercial/Recreation parking spaces; a standalone two-storey gastro pub (licensed food and drink premises), Signage, and associated civil and landscape works. The proposal is identified as Integrated Development requiring approval from NSW Rural Fire Services under the Rural Fires Act 1997. Liverpool City Council is the consent authority, and the Sydney Western City Planning Panel has the function of determining the application
LOCATION:	2 MACARTHUR DRIVE, HOLSWORTHY NSW 2173
APPLICANT:	HOLSWORTHY SHOPPING CENTRE PTY LTD
AUTHOR:	Ben Paterson

DETERMINATION OF PANEL:

Development Application DA-520/2024 seeking approval for Construction of (3) three multi-storey residential flat buildings with 294 apartments comprising 66 x 1-bedroom units, 176 x 2-bedroom units, 19 x 3-bedroom units; a two-level mixed-use commercial podium consisting of a gymnasium, medical centre, retail, and business premises; single storey basement car park and two-storey podium car park comprising of 395 Residential and 412 Retail/Commercial/Recreation parking spaces; a standalone two-storey gastro pub (licensed food and drink premises), Signage, and associated civil and landscape works. The application is deferred subject to the following:

- Dealing with the question of owner's consent along the zero boundary at the zero-lot setback area along Heathcote Road.
- Details to be provided of the panels proposed to screen the above ground carparking.
- Accessible visible car spaces to be provided for buildings A & B
- Detailed green travel plan to be provided with particular focus on the management and operation of commercial carparking spaces, details of bicycle parking and end of trip facilities.
- Details of perimeter landscape treatment to address softening/screening at a scale commiserate with the size and setbacks of the development.
- Following the disabled amenities to include Changing Places (hoist)

Trim Reference: 164832.2026

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The Panel requests that the applicant provide all necessary information within 14 days and the Council provide a supplementary report on the above listed matters for the Panels consideration as soon as practicable thereafter. The Panel shall meet electronically to make the determination.

REASONS FOR DECISION:

The Panel determined to defer the application to facilitate legal and planning outcomes.

VOTING NUMBERS:

4/0

ITEM No:	2
APPLICATION NUMBER:	DA-458/2025
SUBJECT:	Proposed Three Lot Torrens Title Subdivision (Including One Residue Lot
LOCATION:	250 FOURTEENTH AVENUE, AUSTRAL NSW 2179
APPLICANT:	MR A HADCHITI
AUTHOR:	Leena Sebastian

DETERMINATION OF PANEL:

Development Application DA-458/2025 seeking approval for Proposed Three Lot Torrens Title Subdivision Including One Residue Lot, is deferred as follows:

The Panel is concerned that matters arising from this application may have a wider spread impact in regards to future Austral land releases.

The application is deferred pending further advice from the independent planning officer in relation to the application of development standards. The independent planner is to respond as soon as practicable.

The Panel will reconvene and meet electronically.

REASONS FOR DECISION:

The Panel requires further advice from the external planner in relation to the application of development standards.

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VOTING NUMBERS:

4/0