

MINUTES AND DETERMINATION OF THE LIVERPOOL LOCAL PLANNING PANEL MEETING

Tuesday 14 July 2026

Held online via
MS Teams

Panel:

Terrance Sheahan	(Chair)
Lindsey Dey	(Expert)
Jan Murrell	(Expert)
Suzana Apstolou	(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-257/2025

- Stuart Ommensen - Applicant

Note: An individual site inspection was conducted at the Panel Member's own accord.

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ITEM No:	1
APPLICATION NUMBER:	DA-257/2025
SUBJECT:	Demolition, tree removal, site consolidation, earthworks, construction of a six (6) storey residential flat building comprising of a 2-level basement car parking, thirty-two (32) apartments and seven (7) affordable housing apartments with landscaping, drainage, and associated site works
LOCATION:	74 LUCAS AVENUE, MOOREBANK NSW 2170 76 LUCAS AVENUE, MOOREBANK NSW 2170 78 LUCAS AVENUE, MOOREBANK NSW 2170
APPLICANT:	Con Onore Pty Ltd
AUTHOR:	Jason Marshall

DETERMINATION OF PANEL:

The Panel considers the proposed development will be a positive urban design outcome for the site and the locality. The materials, finishes and landscaping have been considered carefully to provide an improved streetscape within Moorebank Town Centre. As such the Panel considers the development worthy of approval subject to the following:

Development Application DA-257/2025 seeking approval for the demolition, tree removal, site consolidation, earthworks, construction of a six (6) storey residential flat building comprising of a 2-level basement car parking, thirty-two (32) apartments and seven (7) affordable housing apartments with landscaping, drainage, and associated site works is determined by the granting of a 'Deferred Commencement'.

The conditions contained in Attachment A must be approved by Councils Manager of Development Assessment prior to the consent becoming operational and subject to the General Conditions.

REASONS FOR DECISION:

The Panel has determined that the plans should be amended: the housing mix more closely reflects the LDCP 2008 the subject development shall have four (4) one (1) bedroom units, one of which will be affordable; as a consequence the number of affordable units provided will increase to remain compliant with the SEPP (Housing) 2021; 22 internal bicycle parking spaces should be in the basement carpark and deleted from being located on the carpark ramps; and that one (1) of the one (1) bedroom units to be provided for affordable housing will

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have a disabled car parking space allocated to it.

The Panel notes the Council Officers' Report and is generally satisfied with the recommended conditions of consent to become the General Conditions, subject to the consequential changes required by the 'Deferred Commencement' in Attachment A.

VOTING NUMBERS:

4/0