

SYDNEY WEST JOINT REGIONAL PLANNING PANEL

Meeting held at **Francis Greenway Centre** on **Thursday 6 August 2015 at 1.00 pm**

Panel Members: Mary-Lynne Taylor (Chair), Bruce McDonald and Paul Mitchell and Cr Gus Balloot (Cr Tony Hadchiti – absent)

Apologies:

Declarations of Interest: None

Determination and Statement of Reasons

2014SYW155 – Liverpool Council, DA898/2014, Removal of trees on site, four lot Torrens title subdivision and the construction of three residential flat buildings, Lot 1 DP 774700, 5 Rynan Avenue, Edmondson Park.

Date of determination: 6 August 2015

Decision:

The panel determined to approve the development application as described in Schedule 1 pursuant to section 80 of the *Environmental Planning and Assessment Act 1979*.

Panel consideration:

The panel considered: the matters listed at item 6, the material listed at item 7 and the material presented at meetings and the matters observed at site inspections listed at item 8 in Schedule 1.

Reasons for the panel decision:

1. The proposed facility will add to the supply and choice of housing within the Southwest Metropolitan Subregion and the Liverpool local government area in a location selected for residential development of this scale and intensity with ready access to metropolitan transport services and the amenity and services offered by the nearby Edmondson Park Town Centre and a planned adjacent village centre.
2. The Panel has considered the applicant's request to vary the development standards contained in Clause 4.3 (Height of Buildings) and Clause 4.4 (Floor Space Ratio) of Liverpool LEP 2008 and considers that compliance with these standards are unreasonable and unnecessary in the circumstances of this case as the additional height and floor area are generated from Council's request for an onsite roadway which is not indicated on the DCP applying to this site development. Further the variations will not result in buildings that are inconsistent with the scale of buildings planned for this locality. The development remains consistent with the objectives of the standard and the applicable R1 General Residential Zone.
3. The proposed development adequately satisfies the Water Management Act 2000 and relevant State Environmental Planning Policies including Greater Metropolitan Regional Environmental Plan No. 2 – Georges River Catchment SEPP 65 Design Quality of Residential Flat Development and associated Residential Flat Design Code, SEPP (Infrastructure) 2007 and SEPP 55 Remediation of Land.
4. The proposal adequately satisfies the provisions and objectives of Liverpool LEP 2008 and Liverpool DCP 2008.
5. The scale and landscape treatment, adopted for the proposal are consistent with the character of anticipated residential development in the locality.
6. The proposed development will have no significant adverse impacts on the natural or built environments including the water quality or flow patterns of Cabramatta Creek. The Panel notes that these impacts have been considered in the strategic planning determining the use of the locality for urban purposes.
7. The Panel notes the proposal development fronts a classified road – Camden Valley Way but also notes that access will be provided via a new access road. Accordingly the Panel is satisfied that the safety, efficiency and ongoing operation of Camden Valley Way will not be adversely affected.

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8. The Panel notes that appropriate noise mitigation measures have been included in the design of the new buildings and, therefore, considers traffic noise impacts will be acceptable.
9. In consideration of conclusions 1-8 above the Panel considers the proposed development is a suitable use of the site and approval of the proposal is in the public interest.

Conditions: The development application was approved subject to the conditions recommended in the Council Assessment Report with amendments to Condition 4, 7, 20, 23, 28 and 135. A new condition for demolition will be added.

Panel members:



Mary-Lynne Taylor (Chair)



Bruce McDonald



Paul Mitchell



Gus Balloot

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SCHEDULE 1

1	JRPP Reference – 2014SYW155, LGA – Liverpool Council, DA/898/2014
2	Proposed development: Removal of trees on site, four lot Torrens title subdivision and the construction of three residential flat buildings.
3	Street address: Lot 1 DP 774700, 5 Rynan Avenue, Edmondson Park.
4	Applicant/Owner: J. Farkash & Associates / Mr M Taouk and Ms A Taouk
5	Type of Regional development: Capital investment value over \$20 million
6	<p>Relevant mandatory considerations</p> <p>Environmental planning instruments:</p> <ul style="list-style-type: none"> • Greater Metropolitan Regional Environmental Plan No. 2 – Georges River Catchment • State Environmental Planning Policy No. 65 – Design Quality of Residential Apartment development • State Environmental Planning Policy No. 55 - Remediation of Land • State Environmental Planning Policy (Infrastructure) 2007 • State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004 • Liverpool Local Environmental Plan 2008 • Liverpool Contributions Plan 2008 Edmondson Park <p>Draft environmental planning instruments: Nil</p> <ul style="list-style-type: none"> • Development control plans: <ul style="list-style-type: none"> ◦ Liverpool Development Control Plan 2008: Part 1 – General Controls for all development, Part 2.11 – Land subdivision and development in Edmondson Park • Planning agreements: Nil • Regulations: <ul style="list-style-type: none"> ◦ Environmental Planning and Assessment Regulation 2000 • 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 EPA Act or EPA Regulation. • The public interest.
7	<p>Material considered by the panel:</p> <p>Council Assessment Report with recommended conditions, Architectural plans, Clause 4.6 variations and written submissions.</p> <p>Verbal submissions at the panel meeting:</p> <ul style="list-style-type: none"> • Jason Duda • Jeff Mead
8	<p>Meetings and site inspections by the panel:</p> <p>25 February 2015 - Briefing meeting; 6 August 2015 - Site inspection and Final briefing meeting.</p>
9	Council recommendation: Approval
10	Conditions: Attached to council assessment report