

**DETERMINATION AND STATEMENT OF REASONS
SYDNEY WESTERN CTY PLANNING PANEL**

DATE OF DETERMINATION	26 October 2018
PANEL MEMBERS	Justin Doyle (Chair), Nicole Gurrán, Bruce McDonald, Wendy Waller and Peter Harle
APOLOGIES	None
DECLARATIONS OF INTEREST	None

Electronic meeting held between 19 October 2018 to 26 October 2018.

MATTER DETERMINED

2016SYW103 – Liverpool - DA-471/2016 - Address - 5 & 15 Ryman Avenue, Edmonson Park (AS DESCRIBED IN SCHEDULE 1)

PANEL CONSIDERATION AND DECISION

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

The Panel determined to approve the development application as described in Schedule 1 pursuant to section 4.55 of the *Environmental Planning and Assessment Act 1979*.

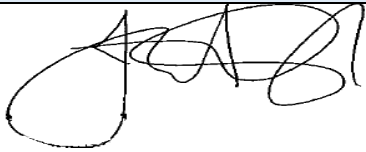



The decision was unanimous.

REASONS FOR THE DECISION

The Panel determined to uphold the Clause 4.6 variation to building height and approve the application for the reasons outlined in the council assessment report.

CONDITIONS

The development application was approved subject to the conditions recommended in the council assessment report.

PANEL MEMBERS	
 Justin Doyle	 Nicole Gurrán
 Bruce McDonald	 Peter Harle



Wendy Waller

SCHEDULE 1

1	PANEL REF – LGA – DA NO.	2016SYW103 – Liverpool - DA-471/2016
2	PROPOSED DEVELOPMENT	Description - Residential Flat Building, Demolition of existing structures, removal of trees, subdivision into four lots, construction of three residential flat buildings and construction of a road to be dedicated to Council. The proposal is identified as Nominated Integrated Development under the Water Management Act 2000 requiring approval from DPI Water.
3	STREET ADDRESS	5 & 15 Rynan Avenue, Edmonson Park
4	APPLICANT/OWNER	Applicant - Joshua Farkash & Associates Owner - Mr M Taouk, Ms A Taouk and Abu Tony Pty Ltd
5	TYPE OF REGIONAL DEVELOPMENT	Capital investment value of over \$20 million at the time of lodgement.
6	RELEVANT MANDATORY CONSIDERATIONS	<ol style="list-style-type: none">1. Environmental planning instruments:<ul style="list-style-type: none">• 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 (Building Sustainability Index: BASIX) 2004• Greater Metropolitan Regional Environmental Plan No 2 – Georges River Catchment• Liverpool Local Environmental Plan 20082. Draft environmental planning instruments: Nil3. 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 Park4. Planning agreements: Nil5. Provisions of the <i>Environmental Planning and Assessment Regulation 2000</i>: Nil6. Coastal zone management plan: Nil7. The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality

		<p>8. The suitability of the site for the development</p> <p>9. Any submissions made in accordance with the <i>Environmental Planning and Assessment Act 1979</i> or regulations: Consideration of the provisions of the Building Code of Australia.</p> <p>10. The public interest, including the principles of ecologically sustainable development</p>
7	MATERIAL CONSIDERED BY THE PANEL	<ul style="list-style-type: none"> • Council assessment report with documents submitted with the report – 19 October 2018 • Written submissions during public exhibition: Nil
8	MEETINGS AND SITE INSPECTIONS BY THE PANEL	<p>Site inspection & briefing meeting – 3 September 2018</p> <p>Electronic meeting – 19 October 2018 to 26 October 2018</p>
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached with the report