

DATE OF DETERMINATION	13 March 2017
PANEL MEMBERS	Sheridan Dudley (Chair), Bruce McDonald, Nicole Gurrán, Wendy Waller and Tony Hadchiti
APOLOGIES	None
DECLARATIONS OF INTEREST	None

Public meeting held at Francis Greenway Centre, 170 George Street, Liverpool on Monday 13 March 2017 opened at 11.10 am and closed at 12.40 pm.

MATTER DETERMINED

2016SYW135 – Liverpool City Council, DA628/2016, Clearing of vegetation, bulk earthworks, temporary stormwater and drainage works and removal of services within the Proposed Edmondson Park Town Centre and Residential Precinct 1, as part of the first stage of the Concept Plan delivery, Lots 1 and 2 DP 1204198 and Lot 62 in DP 1191356 Campbelltown Road and Lot 62 Zouch Road, Edmondson Park.

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 inspection listed at item 8 in Schedule 1.

The Panel determined to approve the development application described in Schedule 1 pursuant to section 80 of the *Environmental Planning and Assessment Act 1979*. The Panel adjourned during the meeting to deliberate on the matter and formulate a resolution. The decision was unanimous.

REASONS FOR THE DECISION

1. The proposed development will facilitate further supply and choice of housing and urban services and amenities within the Edmondson Park State Significant Precinct element of the rapidly developing Sydney Region Southwest Growth Centre, in a location specifically planned as a town centre and consistent with the Concept Plan previously approved by the Planning Assessment Commission.
2. The proposed development adequately satisfies the relevant State Environmental Planning Policies including SEPP (State and Regional Development) 2011, SEPP (State Significant Precincts) 2005, SEPP 55-Remediation of Land and SEPP (Infrastructure) 2007.
3. The proposal adequately satisfies the applicable provisions and objectives of Edmondson Park DCP 2012.
4. The proposed development, subject to the conditions imposed, will have no unacceptable adverse impacts on the natural or built environments including the local ecology, or riparian systems, the operation of the local road system or the function of the adjacent rail line. In this regard it is noted the impact of the proposed development on the onsite

vegetation has been previously addressed and biodiversity certification has been gazetted on the subject land pursuant to Section 126H of the Threatened Species Conservation Act.

5. In consideration of the above conclusions, the Panel considers the proposed development is suitable for the site and approval of the proposal is in the public interest subject to conditions.

CONDITIONS

The development application was approved subject to the conditions in the Council Assessment Report with amendments to following conditions:

Condition 27 to read as follows:

- The words principal certifying authority is to be replaced with the words Manager – Development Assessment. Delete words “anthropological and natural”.

Condition 28 to read as follows:






- Add “a” before sediment and erosion control and add “plan” and delete “measures”.
- Add reason for condition: To ensure any adverse environmental impacts are appropriately minimised.

Condition 35 to read as follows:

- Construction work/civil work/demolition work, including the delivery and export of materials from the site is only permitted on the site between the hours of 7.00 am to 8.00 pm Monday to Friday, 7.00 am to 5.00 pm Saturday. No work will be permitted on Sundays or Public Holidays, unless otherwise approved by Council.

Condition 48 to read as follows:

- Delete “where” and add “as” ... operations involve excavation, filling and grading of land and removal of vegetation, including ground cover, dust is to be suppressed by regular watering until such time as the soil is stabilised to prevent airborne dust transport. Where wind velocity exceeds five knots the PCA may direct that such work is not to proceed.

PANEL MEMBERS	
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 Nicole Gurran	 Tony Hadchiti
 Wendy Waller	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	2016SYW135 – Liverpool City Council, DA628/2016
2	PROPOSED DEVELOPMENT	Clearing of vegetation, bulk earthworks, temporary stormwater and drainage works and removal of services within the Proposed Edmondson Park Town Centre and Residential Precinct 1, as part of the first stage of the Concept Plan delivery
3	STREET ADDRESS	Lots 1 and 2 DP 1204198 and Lot 62 in DP 1191356 Campbelltown Road and Lot 62 Zouch Road, Edmondson Park.
4	APPLICANT/OWNER	Applicant: Frasers Property Limited Owner: Landcom
5	TYPE OF REGIONAL DEVELOPMENT	Development with a CIV over \$20 million.
6	RELEVANT MANDATORY CONSIDERATIONS	<p>Environmental planning instruments:</p> <ul style="list-style-type: none"> • State Environmental Planning Policy No 55 – Remediation of Land • State Environmental Planning Policy (State and Regional Development) 2011 • State Environmental Planning Policy (State Significant Precincts) 2005 • State Environmental Planning Policy (Infrastructure) 2007 • Greater Metropolitan Regional Environmental Plan No. 2 – Georges River Catchment <p>Draft environmental planning instruments: Nil</p> <p>Development control plans:</p> <ul style="list-style-type: none"> • Edmondson Park South Development Control Plan 2012 <p>Planning agreements:</p> <ul style="list-style-type: none"> • No planning agreement relates to the site or proposed development <p>Regulations:</p> <ul style="list-style-type: none"> • Environmental Planning and Assessment Act Regulation 2000 <p>The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality.</p> <ul style="list-style-type: none"> • The subject site is not within any coastal zone management plan. <p>The suitability of the site for the development.</p> <p>Any submissions made in accordance with the <i>Environmental Planning and Assessment Act 1979</i> and <i>Environmental Planning and Assessment Regulation 2000</i>.</p> <p>The public interest, including the principles of ecologically sustainable development.</p>
7	MATERIAL CONSIDERED BY THE PANEL	Council Assessment Report with recommended conditions, Bulk earthworks drawings, Flora and fauna assessment, Water cycle

		<p>management, Noise and vibration assessment, Remediation action plan, Statement of commitments assessment and Statement of environmental effects.</p> <p>Written submissions during public exhibition: nil</p> <p>Verbal submissions at the panel meeting:</p> <ul style="list-style-type: none"> • Object – Nil • On behalf of the applicant – Scott Bradley, Michael Rowe and Stephen Gouge
8	MEETINGS AND SITE INSPECTIONS BY THE PANEL	<p>01 December 2016 - Site Inspection</p> <p>01 December 2016 – Briefing Meeting</p> <p>13 March 2017 – Final Briefing Meeting</p> <p>13 March 2017 – Public Meeting</p>
9	COUNCIL RECOMMENDATION	Approve
10	DRAFT CONDITIONS	Attached to the council assessment report