

SYDNEY SOUTH WEST PLANNING PANEL **SUPPLEMENTARY REPORT** **(Sydney West)**

SSWPP No	2016SYW246
DA Number	DA-1053/2016
Local Government Area	Liverpool City Council
Proposed Development	Integrated development over 2 stages - Subdivision of three lots creating 124 Torrens title residential lots 1 residue lot, construction of 149 dwellings, construction of three roads and three laneways, construction of drainage and stormwater management system, installation of temporary on-site stormwater detention on lot 1, construction of public utility infrastructure, site remediation works with bulk earthworks involving cut and fill, landscaping works and demolition of existing structures, with vegetation removal. Liverpool City Council is the consent authority and the Sydney South West Planning Panel has the function of determining the application
Street Address	LOT 1067 DP 2475, LOT B DP 416093, DP 416093 Cnr Lot A BINDI EYE, 230 SIXTH AVENUE, AUSTRAL NSW 2179, 50 EDMONDSON AVENUE, AUSTRAL NSW 2179, 60-80 EDMONDSON AVENUE, AUSTRAL NSW 2179
Owner	Mrs P E Hughes Mr D and Mrs M P Ghersinich Mr A P Liszniew Ms S A Yule MS E Dropmann
Date of DA Lodgement	10 November 2016
Applicant	MOTT MACDONALD AUSTRALIA PTY LTD
Number of Submissions	Nil
Regional Development Criteria (Schedule 4A of the Act)	The proposal has a capital investment value of over \$20 million
List of All Relevant s79C(1)(a) Matters	<ul style="list-style-type: none"> • <i>List all of the relevant environmental planning instruments: s79C(1)(a)(i)</i> <ul style="list-style-type: none"> ➤ N/A • <i>List any proposed instrument that is or has been the subject of public consultation under the Act and that has been notified to the consent authority: s79C(1)(a)(ii)</i> <ul style="list-style-type: none"> ➤ N/A • <i>List any relevant development control plan: s79C(1)(a)(iii)</i> <ul style="list-style-type: none"> ➤ N/A • <i>List any relevant planning agreement that has been</i>

	<p><i>entered into under section 93F, or any draft planning agreement that a developer has offered to enter into under section 93F: s79C(1)(a)(iv)</i></p> <ul style="list-style-type: none"> ➤ No planning agreement relates to the site or proposed development. <ul style="list-style-type: none"> • <i>List any coastal zone management plan: s79C(1)(a)(v)</i> <ul style="list-style-type: none"> ➤ The subject site is not within any coastal zone management plan. • List any relevant regulations: s79C(1)(a)(iv) eg. Regs 92, 93, 94, 94A, 288 <ul style="list-style-type: none"> ➤ N/A
List all documents submitted with this report for the panel's consideration	<ol style="list-style-type: none"> 1. Revised Conditions of Consent (Amended Condition No. 86 under stage 1) 2. Superseded Conditions of Consent
Recommendation	Approval
Report by	George Nehme
Report date	24 July 2017

1. EXECUTIVE SUMMARY

On Thursday 27 July 2017 the SSWPP is to consider an application for the following;

- *Integrated housing development over 2 stages – Including the subdivision of three lots, creating 124 Torrens title residential lots 1 residue lot, construction of 149 dwellings, construction of three roads and three laneways, construction of drainage and stormwater management system, installation of temporary on-site stormwater detention on lot 1, construction of public utility infrastructure, site remediation works with bulk earthworks involving cut and fill, landscaping works and demolition of existing structures, with vegetation removal.*

Condition 86 under stage 1 of the conditions of consent issued to the SSWPP for consideration had miscalculated the amount of Section 94 contributions to be paid for the proposal. Condition 86 did not correctly factor in the \$30,000 cap imposed pursuant to Section 94E of the *Environmental Planning and Assessment Act 1979*.

The conditions of consent issued to the SSWPP stipulated a total contribution of \$4,343,663.00. After factoring in the maximum permissible cap under Section 94E the contributions were calculated at \$4,350,000.00. The new amount represents an increase of \$6,337.00.

The contribution calculations were reviewed by Council's Section 94 Planner and were verified as being correct.

The updated conditions of consent have been attached to this report (Attachment 1) along with the superseded conditions of consent (Attachment 2). The updated conditions of consent have been forwarded to the applicant for information.

2. CONCLUSION

In conclusion, the following is noted:

- The conditions of consent have been updated to factor in the permissible cap of \$30,000.00 pursuant to section 94E of the *Environmental Planning and Assessment Act 1979*.
- The application is still considered satisfactory and is recommended for approval.

3. ATTACHMENTS

1. Revised Conditions of Consent (Amended Condition No. 86 under stage 1)
2. Superseded Conditions of Consent