



<b>DATE OF DETERMINATION</b>	27 July 2017
<b>PANEL MEMBERS</b>	Sheridan Dudley (Chair), Bruce McDonald, Nicole Gurran and Tony Hadchiti
<b>APOLOGIES</b>	Wendy Waller
<b>DECLARATIONS OF INTEREST</b>	None

Public meeting held at Liverpool City Council on 27 July 2017, opened at 11:37 AM and closed at 1:50 PM.

**MATTER DETERMINED**

2016SYW246 – Liverpool City – DA-1053/2016 AT 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 (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 material presented at meetings 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 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.

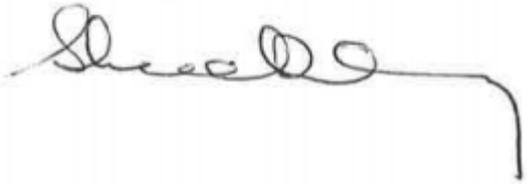
**REASONS FOR THE DECISION**

The reasons for the decision of the Panel were:

1. The proposed development will add to the supply and choice of housing available in the Sydney South West District and the Liverpool local government area within the Leppington Major Centre which has been planned as a significant element of the South West Priority Growth Area.
2. The proposed development, subject to the conditions imposed, satisfies the relevant State Environmental Planning Policies including SEPP (Sydney Region Growth Centres) 2006, SEPP 55 – Remediation of Land and Deemed SEPP SREP No. 20 Hawkesbury Nepean River.
3. The proposed development adequately satisfies the objectives and provisions of Liverpool City Council Growth Centre Precinct DCP.
4. The proposed development is considered to be of appropriate scale and form adequately consistent with the projected character of the proposed centre in which it is located.
5. The proposed development, subject to the conditions imposed, will have no unacceptable adverse impacts on the natural or built environments including the amenity of adjoining and nearby residential premises, on the operation of the local road system or on riparian systems.
6. In consideration of conclusions 1-5 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 in the Council Assessment Report.

PANEL MEMBERS	
 Sheridan Dudley (Chair)	 Bruce McDonald
 Nicole Gurrán	 Tony Hadchiti

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	2016SYW246 – Liverpool City – DA-1053/2016
2	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.
3	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
4	APPLICANT/OWNER	Applicant: Mott Macdonald Australia PTY LTD Owners: Mrs P E Hughes Mr D and Mrs M P Ghersinich Mr A P Liszniew Ms S A Yule MS E Dropmann
5	TYPE OF REGIONAL DEVELOPMENT	General development over \$20 million
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> <li>• Environmental planning instruments: <ul style="list-style-type: none"> <li>○ State Environmental Planning Policy (Sydney Region Growth Centres) 2006</li> <li>○ State Environmental Planning Policy No.55 – Remediation of Land.</li> <li>○ State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004.</li> <li>○ Sydney Regional Environmental Plan No 20—Hawkesbury-Nepean River (No 2—1997)</li> </ul> </li> <li>• Draft environmental planning instruments: Nil</li> <li>• Development control plans: <ul style="list-style-type: none"> <li>○ Part 2: Precinct Planning Outcomes; and</li> <li>○ Part 3: Neighbourhood and Subdivision Design</li> <li>○ Part 4: Development in the residential zones</li> </ul> </li> <li>• Planning agreements: Nil</li> <li>• Provisions of the <i>Environmental Planning and Assessment Regulation 2000</i>: Nil</li> <li>• Coastal zone management plan: Nil</li> <li>• The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality</li> <li>• The suitability of the site for the development</li> <li>• Any submissions made in accordance with the <i>Environmental Planning and Assessment Act 1979</i> or regulations</li> <li>• The public interest, including the principles of ecologically sustainable development</li> </ul>
7	MATERIAL CONSIDERED BY THE PANEL	<ul style="list-style-type: none"> <li>• Council assessment report: 10 July 2017</li> <li>• Supplementary council assessment report: 24 July 2017</li> <li>• Written submissions during public exhibition: 0</li> <li>• Verbal submissions at the public meeting: <ul style="list-style-type: none"> <li>○ Support – Nil</li> <li>○ Object – Nil</li> </ul> </li> </ul>

		<ul style="list-style-type: none"> <li>○ On behalf of the applicant – John Beck (Director, Vantage Property)</li> </ul>
<b>8</b>	<b>MEETINGS AND SITE INSPECTIONS BY THE PANEL</b>	<ul style="list-style-type: none"> <li>• Site inspection and briefing meeting on 13 April 2017</li> <li>• Final briefing meeting to discuss council’s recommendation, 27 July, 2017 at 10:10 AM. Attendees: <ul style="list-style-type: none"> <li>○ <u>Panel members:</u> Sheridan Dudley (Chair), Bruce McDonald, Nicole Gurran and Tony Hadchiti</li> <li>○ <u>Council assessment staff:</u> David Smith, George Nehme</li> </ul> </li> </ul>
<b>9</b>	<b>COUNCIL RECOMMENDATION</b>	Approval
<b>10</b>	<b>DRAFT CONDITIONS</b>	Attached to the council assessment report