

DATE OF DETERMINATION	17 September 2018
PANEL MEMBERS	Justin Doyle (Chair), Bruce McDonald, Nicole Gurrán, Cr Peter Harle and Cr Wendy Waller
APOLOGIES	Nil
DECLARATIONS OF INTEREST	Nil

Public meeting held at Liverpool City Council Library on 17 September 2018, opened at 1.12pm and closed at 2.34pm.

MATTER DETERMINED

PANEL REF – 2017SSW057 - LGA – Liverpool – DA767/2017 AT Lot 100 Campbelltown Road, Edmondson Park (Lot 100 DP 1238023) (AS DESCRIBED IN SCHEDULE 1)

PANEL CONSIDERATION AND DECISION

Having 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 4.55 of the *Environmental Planning and Assessment Act 1979*, subject to the conditions recommended by the staff report with the amendment discussed below.

REASONS FOR THE DECISION

1. The proposal will facilitate the development of the of the town centre core east element of the Fraser Town Centre which is a sector within the Edmondson Park South Concept approved by the Planning Assessment Commission in 2015. That development will in turn add to the add to the supply and choice of housing, and provision of employment within the Liverpool local government area and the Sydney Western City District in a location adjoining the Edmondson Park Rail Station. Importantly the proposal will facilitate provision of services and amenities adding to the social and lifestyle qualities of Edmonson Park and the rapidly developing South West Growth Centre more generally.
2. The proposal adequately conforms with Modification 4 (MP10_0118O) and Modification 6 (MP10 0118) of the Edmondson Park Concept Approval. These Modifications which specifically address the Fraser Town Centre element of the of the Edmondson Park South Concept Plan have been approved by the Planning Assessment Commission. *With regard to Condition 1.8A of Modification 4, Liverpool City Council is currently negotiating a Voluntary Planning Agreement. The Panel is advised by Council's Director of Planning that he has authority to agree on behalf of the Council that this application be determined prior to the execution of the VPA on the basis of applying Liverpool Contributions Plan Edmonson Park 2008 for the purpose of that clause.* Further the Panel notes that the proposal adequately satisfies the associated Edmondson Park Town Centre Design Guidelines October 2017 and Edmondson Park Frasers Town Centre Public Domain Plan.

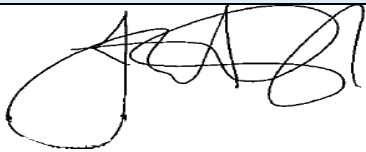




3. The proposed development adequately satisfies the relevant State Legislation and State Environmental Planning Policies including SEPP 55 (Remediation of Land), SEPP (Infrastructure)2007, SEPP (State Significant Precincts) 2005 Schedule 3 Part 31 Edmondson Park South Site, SEPP 65 (Design Quality of Residential Apartment Development) and Greater Metropolitan Regional Environmental Plan No2- Georges River Catchment.
4. The proposed development is considered to be of a form, scale and arrangement that will contribute to the development of Fraser Town Centre as a permeable place of social interaction. In this regard the Panel notes that the responses provided by the applicant to design issues raised by the Panel at its earlier briefing and by the Councils Design Excellence Panel have been assessed as adequately addressing these issues.
5. The proposed development subject to the conditions imposed will have no unacceptable adverse impacts on the natural or built environments. In this regard the Panel notes that heritage buildings that previously were located within the Edmondson Park precinct have been removed under separate approval, vegetation previously contained on the site has been removed under separate approval , the development provides satisfactory water management measures and the local road system is to be upgraded as part of the broader Edmondson Park development program.
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 with the following amendments:

- (a) Amendments to Conditions 147 and 148 as proposed in Council memorandum dated 12 September 2018.
- (b) New condition to require the relevant strata plans to include an easement entitling the public to access Main Street, Eat Street, Green Link and the Town Square.
- (c) New condition to require an easement (or strata easements) to permit all residential occupants to use all areas of communal open space and recreational facilities throughout the approved development.
- (d) A condition to require the applicant to submit a trolley management plan to the certifier's satisfaction to ensure that trolleys are kept within appropriate areas within the development.
- (e) Any amendments to the conditions necessary to ensure that prior to release of a construction certificate for the residential apartment buildings, the developer is to provide the certifying authority with written confirmation from the Council staff that they are satisfied that the recommendations of the Design Excellence Strategy Committee notes dated 21 August 2018 have been adopted in the construction certificate plans.

The decision was unanimous. The Panel adjourned during the meeting to deliberate on the matter and formulate a resolution.

PANEL MEMBERS	
	
Justin Doyle	Nicole Gurran
	
Bruce McDonald	Peter Harle
	
Wendy Waller	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PANEL REF – 2017SSW057 - LGA – Liverpool – DA767/2017
2	PROPOSED DEVELOPMENT	Creation of town centre core east comprising of commercial floor space at ground and podium levels with 6 residential flat buildings ranging from 6 to 14 storeys above; all over two levels of basement parking. The town centre core east includes the creation of a town square, an Eat Street, a public laneway, Main Street and Henderson Lane, with associated landscaping and public domain embellishments and connection to services with stratum subdivision of the site.
3	STREET ADDRESS	Lot 100 Campbelltown Road, Edmondson Park (Lot 100 DP 1238023
4	APPLICANT/OWNER	Applicant – Australand Residential Edmondson Park Pty Ltd Owner - Australand Residential Edmondson Park Pty Ltd
5	TYPE OF REGIONAL DEVELOPMENT	Development with a CIV over \$30million
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> 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 (State and Regional Development) 2011 State Environmental Planning Policy (Infrastructure) 2007 State Environmental Planning Policy (State Significant Precincts) 2005, Schedule 3, Part 31 Edmondson Park South

		<p>Site (SEPP 2005)</p> <ul style="list-style-type: none"> ○ Greater Metropolitan Regional Environmental Plan No. 2 – Georges River Catchment ○ State Environmental Planning Policy (BASIX) 2004 ● Draft environmental planning instruments: Nil ● Development control plans: <ul style="list-style-type: none"> ○ Edmondson Park Fraser Town Centre Design Guidelines ● Planning agreements: Nil ● Provisions of the <i>Environmental Planning and Assessment Regulation 2000</i>: Nil ● Coastal zone management plan: Nil ● 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 <i>Environmental Planning and Assessment Act 1979</i> or regulations: Consideration of the provisions of the Buildings Code of Australia ● The public interest, including the principles of ecologically sustainable development
7	MATERIAL CONSIDERED BY THE PANEL	<ul style="list-style-type: none"> ● Council assessment report: September 2018 ● Written submissions during public exhibition: 0 ● Verbal submissions at the public meeting: <ul style="list-style-type: none"> ○ Support – Nil ○ Object – Dr Pavan Gupta ○ On behalf of the applicant – Chris McGillick, Bernard Gallagher, Susanne Pini, David Tickle, Calcum Nesbitt, Simon Twiggs and Warwick Dowler.
8	MEETINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> ● Site Inspection and Briefing Meeting – 13 November 2017 ● Final briefing meeting to discuss council's recommendation, 17 September 2018, 11.30 am to 1.10pm. ● Attendees: <ul style="list-style-type: none"> ○ <u>Panel members</u>: Justin Doyle (Chair), Bruce McDonald, Nicole Gurran, Cr Peter Harle and Cr Wendy Waller ○ <u>Council assessment staff</u>: Lina Kakish, George Nehme and Michael Oliveira
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report