



DATE OF DETERMINATION	1 May 2018
PANEL MEMBERS	Justin Doyle (Chair), Bruce McDonald, Nicole Gurran, Mazhar Hadid, Tony Hadchiti
APOLOGIES	None
DECLARATIONS OF INTEREST	None

Electronic meeting held between 13 April 2018 and 1 May 2018.

MATTER DETERMINED

2017SSW063 – Liverpool – DA1053/2016/A at 230 Sixth Avenue, 50 and 60-80 Edmonson Avenue Austral (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 4.55 (previously section 96) of the *Environmental Planning and Assessment Act 1979*.

The decision was unanimous.

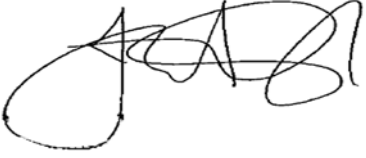


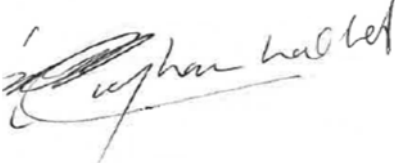

REASONS FOR THE DECISION

The reasons for the decision of the Panel were:

1. The principal changes are to row of dwellings fronting Edmondson Avenue along the eastern boundary of the site and eight proposed lots along the western portion of the site. The Panel determined that the amended proposal remains substantially the same as that for which consent was originally granted;
2. Will continue to add to housing supply and choice within the Sydney Western City District and Liverpool Local Government Area;
3. The proposed development continues to satisfy the relevant State Environmental Planning Policies including SEPP (Sydney Region Growth Centres) and its associated Liverpool City Growth Centres Development Control Plan and Sydney Regional Environmental Plan No.20 Hawkesbury Nepean River; and
4. The Panel notes that Councils flooding engineers is satisfied that flooding to the north-eastern corners has been addressed adequately and supports their findings.

CONDITIONS

The development application was approved subject to the conditions in the Council Assessment Report.

PANEL MEMBERS	
 Justin Doyle (Chair)	 Bruce McDonald
 Nicole Gurran	 Mazhar Hadid
 Tony Hadchiti	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	2017SSW062 – Liverpool – DA1053/2016/A
2	PROPOSED DEVELOPMENT	Modification to DA-1053/2016 pursuant to section 4.55(2) of the Environmental Planning & Assessment Act 1979. The modification proposes changes to the lot sizes and housing typologies of 32 individual lots. Amendments to several semi-attached dwelling lots and two of the manor homes lots (i.e. approved Lot 2 and 23) to a mix of detached double storey dwellings and rear loaded terraces. As a consequence of modification, the total number of lots are proposed to change from the approved 124 Torrens title lots and 1 residue lot to 130 Torrens title lots with 1 residue.
3	STREET ADDRESS	LOT 1067 DP 2475, LOT B DP 416093, DP 416093 Cnr Lot A 230 SIXTH AVENUE, AUSTRAL NSW 2179, 50 EDMONDSON AVENUE, AUSTRAL NSW 2179, 60-80 EDMONDSON AVENUE, AUSTRAL NSW 2179
4	APPLICANT/OWNER	MOTT MACDONALD AUSTRALIA PTY LTD
5	TYPE OF REGIONAL DEVELOPMENT	Section 4.55(2) Modification Application
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> Environmental planning instruments: <ul style="list-style-type: none"> State Environmental Planning Policy (Sydney Region Growth Centres) 2006 State Environmental Planning Policy No.55 – Remediation of Land State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004 Sydney Regional Environmental Plan No.20 – Hawkesbury-Nepean River (no.2 – 1997) (Deemed SEPP) Draft environmental planning instruments: Nil Development control plans: <ul style="list-style-type: none"> Liverpool Growth Centre Precinct Development Control Plan 2014 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 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: 13 April 2017 Written submissions during public exhibition: 0
8	MEETINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> Briefing meeting: 11 December 2017
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report