

## RECORD OF BRIEFING SYDNEY WESTERN CITY PLANNING PANEL

### BRIEFING DETAILS

<b>BRIEFING DATE / TIME</b>	9 September 2019 Opening Time 12.30pm and closing time 1.36pm
<b>LOCATION</b>	Liverpool City Council (Liverpool Library)

### BRIEFING MATTER(S)

**2018SSW027 – Liverpool – DA611/2018**

Address – 146 Newbridge Road, Moorebank

Description – Construction and operation of a marina (Georges Cove Marina).

### PANEL MEMBERS

<b>IN ATTENDANCE</b>	Justin Doyle (Chair) and Bruce McDonald
<b>APOLOGIES</b>	Nicole Gurran and Wendy Waller
<b>DECLARATIONS OF INTEREST</b>	Peter Harle declared conflict of interest as this proposal was discussed at the Council meeting and he anticipated in the discussion.

### OTHER ATTENDEES

<b>COUNCIL ASSESSMENT STAFF</b>	Boris Santana and George Nehme
<b>OTHER</b>	Suzie Jattan – Panel Secretariat

### KEY ISSUES DISCUSSED AND MATTERS TO BE ADDRESSED IN THE COUNCIL ASSESSMENT REPORT:

- The Panel notes the judgment of Commissioner Brown in Moorebank Recyclers Pty Ltd v Benedict Industries Pty Ltd [2018] NSWLEC 1089. The issues identified in that judgment will need to be examined carefully including the issue of construction traffic. The Panel understands that the boundaries of the site have been adequately identified to resolve the issue the Commissioner identified as arising under clause 50(1) of the Regulations. That should be discussed in the assessment report.
- The Panel notes that clause 104 of the Infrastructure SEPP requires the consent authority to consider “any potential traffic safety, road congestion or parking implications of the development”.
- The issue of water management on site and the potential impact on the Georges River are important noting clause 8 of the Georges River REP and the requirements of the Coastal Management Act.
- The provisions of SEPP 55 must be adhered to. The Panel requires an audit statement to verify that the remediation work described in the remedial action plan will rehabilitate the

site to render it suitable for the proposed use (as provided for by the applicable EPA guidelines). To the extent that the audit statement is conditional the Panel will need to be satisfied that it is appropriate that the work required by the conditions in the statement be deferred until after development consent is granted or whether that assessment work should be done prior to determination. The audit statement should address any relevant matters with relevance to the presence of acid sulphate soils on the site.

- The Panel would like to be satisfied that any impacts relevant to ecological impact under clauses 7.6 and 7.9 of the Liverpool LEP are assessed as required by those clauses and any potential for impacts on threatened or endangered flora or fauna are considered, as well as any issues arising under the Water Management Act due to the earthworks adjacent to the Georges River.
- The design should address energy efficiency including solar panels and battery storage.