

DATE OF DETERMINATION	17 April 2019
PANEL MEMBERS	Justin Doyle (Chair), Bruce McDonald, Peter Brennan and Peter Harle
APOLOGIES	Wendy Waller and Nicole Gurran
DECLARATIONS OF INTEREST	Nil

Public meeting held at Liverpool City Council on 17 April 2019, opened at 2.17pm and closed at 5.05pm.

MATTER DETERMINED

Panel Ref – 2019WCI003 – LGA – Liverpool – DA922/2018 at Lot 100 Campbelltown Road, Edmondson Park (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 briefings and the matters observed at site inspections listed at item 8 in Schedule 1.

The Panel determined to approve the development application pursuant to section 4.16 of the *Environmental Planning and Assessment Act 1979*, with minor errata to be corrected as discussed in the public meeting.

The decision was unanimous.

REASONS FOR THE DECISION

1. The proposed development will add to the supply and choice of housing within the Liverpool local government area and the Sydney Western City District by implementing Stage 2 of Residential Precinct 1 within the planned Fraser Town Centre, which is a sector within the Edmondson Park South Concept as modified by the Planning Assessment Commission in 2017.
2. The proposal adequately conforms with Modification 4 (MP10_0118O) of the Edmondson Park Concept Approval. Modification 4 specifically addresses the Fraser Town Centre element of the of the Edmondson Park South Concept Plan and was approved by the Planning Assessment Commission on 12 October 2017. In particular the Panel notes that the proposal adequately satisfies the associated Edmondson Park Town Centre Design Guidelines October 2017.
3. The Panel was informed that Council had agreed that the existing Contributions Plan operated as a suitable alternative to provide for the funding of the infrastructure needs of the approved development in place of a registered voluntary planning agreement taking into account 1.8A of the Mod 4 approval.

4. The proposed development adequately satisfies the relevant State Legislation and State Environmental Planning Policies including the Rural Fires ACT 1977, SEPP (State Significant Precincts) Schedule 3 Part 31 Edmondson Park South Site, SEPP 55 (Remediation of Land), SEPP (Infrastructure) 2007 and Greater Metropolitan Regional Environmental Plan No2- Georges River Catchment.
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 this site has been removed under separate approval, onsite roads have been earlier approved and the local road system is to be upgraded as part of the broader Edmondson Park development program.
6. The proposed development is considered to be of acceptable form and scale providing housing forms and densities consistent with that planned for this element of Edmondson Park South Precinct and appropriate to the sites proximity to the Edmondson Park Rail Station. The Panel also notes the proposed development has been thoroughly reviewed and endorsed by Council's Design Excellence Panel and City Design section and has been satisfactorily adjusted to address their concerns. The Panel accepts having considered the comments provided by the Applicant and Council assessment staff that the proposed operation and use of the muse is appropriate.
7. In consideration of conclusions 1-6 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:

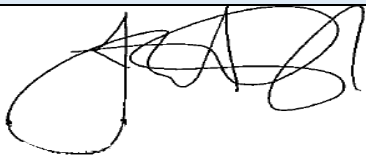

Condition 1 reference to Plan DA-CN-3001 issue number J to be amended to I.

Condition 115 is modified to read as follows –

A restriction shall be placed on title that prevents Mews No.2 from being extinguished without approval of Liverpool City Council. Details of this restriction shall be submitted with the application for a Subdivision Certificate.

CONSIDERATION OF COMMUNITY VIEWS

There were no public submissions.

PANEL MEMBERS	
	
Justin Doyle (Chair)	Bruce McDonald

A stylized, cursive handwritten signature in black ink, featuring a large, circular initial 'P' followed by 'H' and 'arle'.

Peter Harle

A cursive handwritten signature in black ink, appearing to read 'Brennan' with a period at the end.

Peter Brennan

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	Panel Ref – 2019WCI003 – LGA – Liverpool – DA922/2018
2	PROPOSED DEVELOPMENT	Construction of 128 dwellings with associated car parking and landscape works, Mews No. 2, and the further subdivision of Community title subdivision (approved as part of Stage 1, DA779/2017), including the Torrens Stratum Title subdivision of 10 Terraces Homes and 10 Studio Homes.
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	CIV of 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. 55 – Remediation of Land ○ State Environmental Planning Policy (State and Regional Development) 2011 ○ State Environmental Planning Policy (Instructure) 2007 ○ State Environmental Planning Policy (State Significant Precincts) 2005, Schedule 3, Part 31 Edmondson Park South Site (SEPP 2005) ○ Greater Metropolitan Regional Environmental Plan No. 2 – Georges River Catchment ○ State Environmental Planning Policy (Building Sustainability Index: 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>: Regs 92, 93, 94, 94A, 288 • 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</i>

		<i>Planning and Assessment Act 1979</i> or regulations <ul style="list-style-type: none"> 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: 17 April 2019 List any clause 4.6 variation requests – N/A Written submissions during public exhibition: 0 Verbal submissions at the public meeting: <ul style="list-style-type: none"> In support – Nil In objection – Nil Council assessment officer -Greg Mottram On behalf of the applicant – Mathew Cooper
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> Site inspection and Briefing: 11 February 2019 Final briefing to discuss council's recommendation, 17 April 2019, 12.15pm. Attendees: <ul style="list-style-type: none"> <u>Panel members</u>: Justin Doyle (Chair), Bruce McDonald, Peter Brennan and Peter Harle <u>Council assessment staff</u>: Greg Mottram
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report