



**COUNCIL ASSESSMENT REPORT**  
SYDNEY WESTERN CITY PLANNING PANEL

<b>PANEL REFERENCE &amp; DA NUMBER</b>	PPSSWC - 609 – DA-83/2023/B
<b>APPROVED DEVELOPMENT</b>	<p><b><u>Approved Application DA-83/2023</u></b></p> <p>Proposed subdivision of Lots 2, 3 and 5 DP1272931 into one-hundred and fifty-eight (158) residential lots, eight (8) super lots for future medium density subdivision, two (2) lots for open space, two (2) drainage lots, one (1) residue lot for C1 zoned land and associated open space works, road works, drainage, stormwater infrastructure, services and remediation.</p> <p>The proposed development is identified as Nominated Integrated Development requiring an approval from the Department of Planning &amp; Environment - Water under the Water Management Act 2000. The proposed development is identified as Integrated Development requiring an approval from the NSW Rural Fire Service under the Rural Fires Act 1997.</p> <p><b><u>Approved Modification DA-83/2023/A</u></b></p> <p>Modification to Development Consent DA-83/2023 under Section 4.55(2) of the Environmental Planning and Assessment Act 1979, to reconfigure the approved subdivision layout to:</p> <ul style="list-style-type: none"><li>• Increase the minimum lot width from 8m to 9m,</li><li>• Removing 11 lots across the precinct</li><li>• Remove all battle axe lots</li><li>• Introduce a rear access laneway connecting Sarbi Circuit to service lots fronting Pedro Crescent and Caesar Boulevard;</li><li>• Amend landscaping design including street trees across the subdivision,</li><li>• Amend building envelope plans where required, and</li><li>• Amend lot numbering across the site.</li></ul>
<b>PROPOSED DEVELOPMENT</b>	<p><b><u>Proposed Modification DA-83/2023/B</u></b></p> <p>The modification seeks to change the wording of condition 132 to ensure consistency with condition 1.8B of the Concept plan Mod 5.</p>
<b>PROPERTY ADDRESS</b>	Lot 5 Campbelltown Road and Lots 2 & 3 Zouch Road, Edmondson Park
<b>PROPERTY DESCRIPTION</b>	Lot 2 DP 1272931, Lot 3 DP 1272931 & Lot 5 DP 1272931
<b>APPLICANT</b>	Landcom

<b>DA LODGEMENT DATE</b>	21 August 2025
<b>APPLICATION TYPE</b>	S4.55(2) Modification Application
<b>REGIONALLY SIGNIFICANT CRITERIA</b>	<p>Sydney Western City Planning Panel was the determining body for the originally approved development as it was for development carried out by or on behalf of the Crown (within the meaning of Division 4.6 of the Act) that had an estimated development cost of more than \$5 million, which at the time was specified under Clause 2 of Schedule 7 of State Environmental Planning Policy (State and Regional Development) 2011.</p> <p>Pursuant to the current Environmental Planning and Assessment Regulation 2021, Clause 275 - Functions exercisable by council on behalf of Sydney district or regional planning panel (Clause 123BA under EP&amp;A Regulation 2000):</p> <p><i>(2) A council must not determine an application to modify a development consent under the Act, section 4.55(2) on behalf of a Sydney district or regional planning panel if the application is of a kind specified in the <b>Instruction on Functions Exercisable by Council on Behalf of Sydney District or Regional Planning Panels—Applications to Modify Development Consents</b> published on the NSW planning portal on 30 June 2020.</i></p> <p>The effect of the <i>Instruction</i> is that Councils are unable to determine applications lodged under s4.55(2) of the Act if the application “<i>proposes amendments to a condition of development consent that was not included in the council assessment report but which was added by the panel.</i>” The subject modification application is therefore required to be determined by the SWCPP</p>
<b>CIV</b>	\$14,625,420.00
<b>CLAUSE 4.6 REQUESTS</b>	N/A
<b>KEY SEPP/LEP</b>	<ul style="list-style-type: none"> <li>• State Environmental Planning Policy (Resilience and Hazards) 2021</li> <li>• State Environmental Planning Policy (Biodiversity and Conservation) 2021</li> <li>• State Environmental Planning Policy (Transport and Infrastructure) 2021</li> <li>• State Environmental Planning Policy (Industry and Employment) 2021</li> <li>• State Environmental Planning Policy (Precincts – Western Parkland City) 2021. <ul style="list-style-type: none"> <li>○ Appendix 1 State significant precinct – Edmondson Park South Site</li> </ul> </li> </ul>
<b>TOTAL &amp; UNIQUE SUBMISSIONS KEY ISSUES IN SUBMISSIONS</b>	Nil.
<b>DOCUMENTS SUBMITTED FOR CONSIDERATION</b>	<ul style="list-style-type: none"> <li>• Attachment A: Draft Conditions of Consent</li> </ul>

	<ul style="list-style-type: none"> <li>Attachment B: Statement of Environmental Effects – 282947.2025</li> <li>Attachment C: Notice of Determination (DA-83/2023/A) – 207697.2025</li> <li>Attachment D: Notice of Determination (DA-83/2023) – 404007.2024</li> <li>Attachment E: Determination and Statement of Reasons – 25 November 2024 - SWCPP (DA-83/2023) – 404733.2024</li> <li>Attachment F: Record of Deferral – 24 October 2024 - SWCPP (DA-83/2023)</li> <li>Attachment G: Record of Deferral – 23 July 2024 - SWCPP (DA-83/2023)</li> </ul>
<b>SPECIAL INFRASTRUCTURE CONTRIBUTIONS (\$7.24)</b>	Yes
<b>HOUSING PRODUCTIVITY CONTRIBUTIONS</b>	No
<b>RECOMMENDATION</b>	Approval, subject to an amended condition of consent.
<b>DRAFT CONDITIONS TO APPLICANT</b>	Yes
<b>SCHEDULED MEETING DATE</b>	N/A
<b>PLAN VERSION</b>	N/A
<b>PREPARED BY</b>	Nathan Nuualiitia
<b>DATE OF REPORT</b>	19 March 2025

## 1. EXECUTIVE SUMMARY

### 1.1 The proposal

The subject application is to modify development consent DA-83/2023 (as modified under DA-83/2023/A to reconfigure the subdivision layout (detailed above) at Lot 5 Campbelltown Road and Lots 2 & 3 Zouch Road, Edmondson Park) which approved the *subdivision of Lots 2, 3 and 5 DP1272931 into one-hundred and fifty-eight (158) residential lots, eight (8) super lots for future medium density subdivision, two (2) lots for open space, two (2) drainage lots, one (1) residue lot for C1 zoned land and associated open space works, road works, drainage, stormwater infrastructure, services and remediation.*

The proposed modification, pursuant to Section 4.55(2) of the *Environmental Planning and Assessment Act 1979* (EP&A Act 1979), seeks to change the wording of condition 132 to ensure consistency with condition 1.8B of the Edmondson Park South Concept Plan Mod 5 (MP 10\_0118). This report provides a summation of the key issues which should be considered in the determination of the proposal, in accordance with the provisions of the EP&A Act 1979 and the Environmental Planning Instruments, including applicable state environmental planning policies, Edmondson Park South Development Control Plan 2012 and relevant codes and policies of Council.

## 1.2 The Site

The site (Figure 1) comprises approximately 20ha of land across three lots within the Edmondson Park South Precinct being Lot 5 Campbelltown Road and Lots 2 & 3 Zouch Road, Edmondson Park, legally known as Lot 2, 3 and 5 in DP1272931. The site is referred to as Precinct 3 / Area 4 of the Edmondson Park South Precinct Part 3A Concept Plan.

## 1.3 Exhibition of the Proposal

The application was required to be notified in accordance with the Liverpool Community Participation Plan 2025 from 3 September 2025 to 19 September 2025. Nonetheless, no submissions were received as part of the subject application.

## 1.4 Reasons for the Report

Sydney Western City Planning Panel was the determining body for the originally approved development as it was for development carried out by or on behalf of the Crown (within the meaning of Division 4.6 of the Act) that had an estimated development cost of more than \$5 million, which at the time was specified under Clause 2 of Schedule 7 of State Environmental Planning Policy (State and Regional Development) 2011.

Pursuant to the current Environmental Planning and Assessment Regulation 2021, Clause 275 - Functions exercisable by council on behalf of Sydney district or regional planning panel (Clause 123BA under EP&A Regulation 2000):

*(2) A council must not determine an application to modify a development consent under the Act, section 4.55(2) on behalf of a Sydney district or regional planning panel if the application is of a kind specified in the **Instruction on Functions Exercisable by Council on Behalf of Sydney District or Regional Planning Panels—Applications to Modify Development Consents** published on the NSW planning portal on 30 June 2020.*

The effect of the Instruction is that Councils are to determine applications lodged under s4.55(2) of the Act, except if the application:

- *proposes amendments to a condition of development consent recommended in the council assessment report but which was amended by the panel, or*
- ***proposes amendments to a condition of development consent that was not included in the council assessment report but which was added by the panel, or***
- *meets the criteria relating to conflict of interest, contentious development or departure from development standards set out in Schedule 1 to this instruction.*

The proposed modification application does not meet the criteria relating to conflict of interest, contentious development and departure from development standards set out in Schedule 1 of the instruction, however, the proposal requires the amendment of **Condition 132 Development Contributions / VPAs** (Figure 4 below) which was amended by the Panel under DA-83/2023. Council is therefore not permitted to determine the application.

## 1.5 Conclusion

The application has been assessed pursuant to the provisions of the EP&A Act 1979. Based on the assessment of the proposed modification, it is recommended the application be approved, subject to amended conditions of consent.



Figure 1: Aerial image of Subject site. (Source: Geocortex)

## 2. SITE DESCRIPTION AND LOCALITY

### 2.1 The Site

The site comprises approximately 20ha of land across three lots within the Edmondson Park South Precinct being Lot 2, 3 and 5 DP1272931. The site is referred to as Precinct 3 / Area 4 of the Edmondson Park South Precinct Part 3A Concept Plan (see Figure 2).

The site is zoned R1 General Residential, RE1 Public Recreation, C1 National Parks and Nature Reserves & SP2 Infrastructure (Substation) & (Classified Road) under State Environmental Planning Policy (Precincts—Western Parkland City) 2021.

The site is bordered by MacDonald Road to the east, Campbelltown Road to the south, Zouch Road to the west and the National Parks reservation land to the north. The existing Bardia Barracks heritage precinct also adjoins the south of the site.

Vegetation clearing, earthworks, remediation, initial infrastructure and roadworks have already commenced on the site under various earlier approvals, including DA-83/2023.

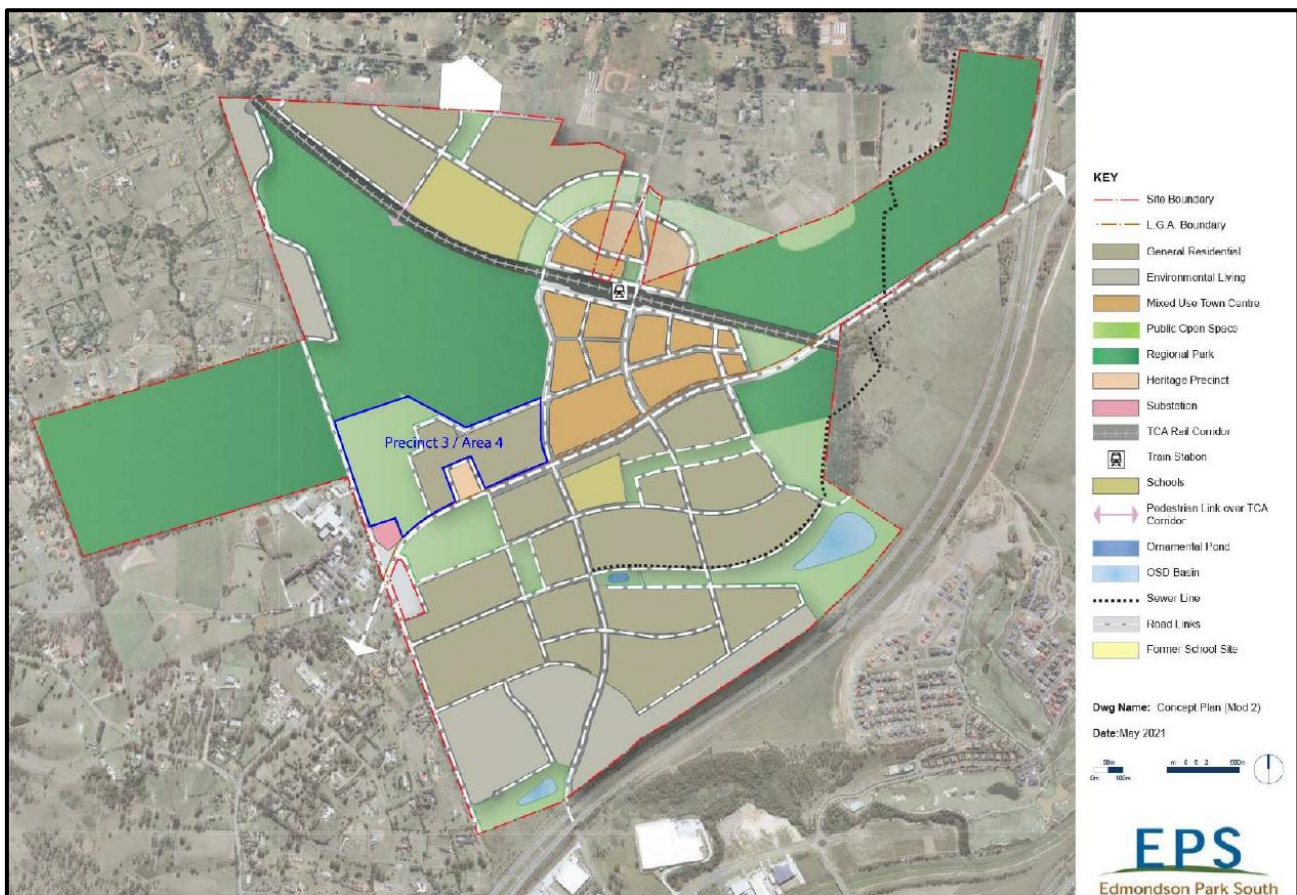


Figure 2: Precinct 3 / Area 4 of Edmondson Park South

### 2.2 The Locality

The site is located in the Edmondson Park South Precinct within 200m of the Edmondson Park Town Centre and 400m from the Edmondson Park Train Station. The surrounding area is undergoing development as part of the South West Growth Area with the surrounding areas zoned for residential, mixed use and open space, and regional park uses.

To the north and north west of the site is the Edmondson Regional Park. To the west is a large parcel of land comprising low rise buildings used by the Australasia Branch Office of Jehovah's Witnesses organisation. To the east of the site are recently completed three storey residential building and to the south are recently completed two storey dwellings. The Mont St Quentin Reserve is located to the south of Campbelltown Road opposite the site and is identified as future playing fields. The opposite side of Campbelltown Road is also land which falls under the jurisdiction of Campbelltown City Council.

The Bardia Barracks Heritage Precinct directly adjoins the site along the southern side. This area is subject to DA-168/2025 which was approved for the refurbishment of the precinct for community uses. A substation is located directly adjacent to the southwest corner of the site. The locality of the site is seen in Figure 3 below.

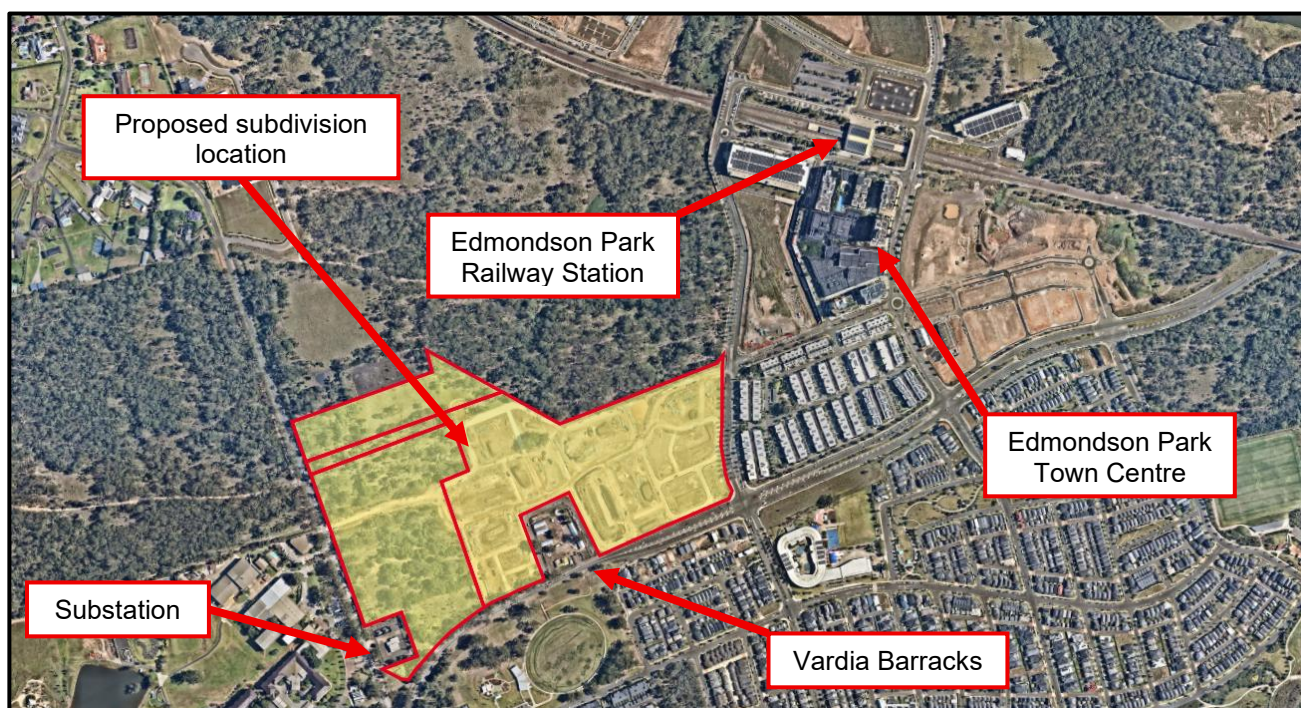


Figure 3: Locality Map (Source: Geocortex)

### 3. BACKGROUND AND DA HISTORY

#### 3.1 Concept Background

In March 2010, Landcom (formerly UrbanGrowth NSW) lodged a Concept Plan (MP 10\_0118) and concurrent Project Application (MP 10\_0119) for the development of Edmondson Park South. The area subject to this approval is located within Liverpool and Campbelltown LGA's. The Concept Plan was approved by the Minister for Planning on 18 August 2011 and provides for a development over approximately 413 hectares (refer to Figure 2 above).

The Concept Plan has been modified several times to date. MP 10\_0118 MOD 5 was approved on 14 February 2025. This modification related to the Edmondson Park South precinct, specifically addressing contribution arrangements (refer to Figure 5 below) and updating the concept plan approved in 2011.

### 3.2 Application Background

The site has been the subject of the previously approved development consent, and the proposed modification as follows:

DA Number	Proposal	Status
<b>DA-83/2023</b>	<p>Proposed subdivision of Lots 2, 3 and 5 DP1272931 into one-hundred and fifty-eight (158) residential lots, eight (8) super lots for future medium density subdivision, two (2) lots for open space, two (2) drainage lots, one (1) residue lot for C1 zoned land and associated open space works, road works, drainage, stormwater infrastructure, services and remediation.</p> <p>The proposed development is identified as Nominated Integrated Development requiring an approval from the Department of Planning &amp; Environment - Water under the Water Management Act 2000. The proposed development is identified as Integrated Development requiring an approval from the NSW Rural Fire Service under the Rural Fires Act 1997.</p>	Approved 25 November 2024
<b>DA-83/2023/A</b>	<p>Modification to Development Consent DA-83/2023 under Section 4.55(2) of the Environmental Planning and Assessment Act 1979, to reconfigure the approved subdivision layout to:</p> <ul style="list-style-type: none"> <li>• Increase the minimum lot width from 8m to 9m,</li> <li>• Removing 11 lots across the precinct</li> <li>• Remove all battle axe lots</li> <li>• Introduce a rear access laneway connecting Sarbi Circuit to service lots fronting Pedro Crescent and Caesar Boulevard;</li> <li>• Amend landscaping design including street trees across the subdivision,</li> <li>• Amend building envelope plans where required, and</li> <li>• Amend lot numbering across the site.</li> </ul>	Approved 18 June 2025
<b>DA-83/2023/B</b>	<i>The modification seeks to change the wording of condition 132 to ensure consistency with condition 1.8B of the Concept plan Mod 5.</i>	<i>Subject of this application</i>

## 4. PROPOSED MODIFICATION

The application proposes to modify DA-83/2023 under Section 4.55(2) of the EP&A Act 1979, to change the wording of condition 132 to ensure consistency with condition 1.8B of the Concept plan Mod 5.

### Development Contributions / VPAs

132. Prior to the issue of the first Subdivision Certificate for the development, the Applicant must enter into a Voluntary Planning Agreement with the Council generally in accordance with the terms of the Applicant's Letter of Offer dated 9 July 2024.

Figure 4: Condition 132 (DA-83/2023)

**1.8B This condition outlines the local contribution requirements for the Landcom Town Centre North precinct**

- a) Within 12 months of the date of this consent or prior to the determination of any development application which would result in the approval of a cumulative total of 755 dwellings within the Landcom Town Centre North precinct (Precinct 9), whichever occurs sooner, the proponent must enter into a planning agreement under section 7.7(3) of the EP&A Act with Liverpool City Council and the Minister for Planning in accordance with the commitments contained in the letter of offer titled Edmondson Park Precincts 3, 5 and 9 Planning Agreement – Revised Letter of Offer and dated 10 February 2025 prepared by Landcom.
- b) If the planning agreement has not been entered into by the time required by paragraph (a), the proponent must enter into a planning agreement under section 7.7(3) of the EP&A Act with the Minister for Planning in accordance with commitments contained in the letter of offer titled Edmondson Park Precincts 3, 5 and 9 Planning Agreement – Revised Letter of Offer and dated 10 February 2025 prepared by Landcom. The timeframe for a planning agreement with the Minister for Planning must be agreed to by the Planning Secretary.
- c) Any development application for development involving the construction of dwellings (up to a maximum of 754 dwellings) within the Landcom Town Centre North precinct prior to the execution of a planning agreement in accordance with a) or b) above is liable for contributions under the relevant Contributions Plan.

**Figure 5:** Condition 1.8B (Concept Plan Mod 5 approved 14 February 2025)

The amendments to condition 132 are as follows:

***Development Contributions / VPAs prior to issue of the subdivision certificate***

*132. Prior to the issue of the first Subdivision Certificate for the development, the Applicant must enter into a Voluntary Planning Agreement with the Council generally in accordance with the terms of the Applicant's Letter of Offer dated 9 July 2024.*

***Prior to the issue of the first Subdivision Certificate (SC), the applicant must enter into a Voluntary Planning Agreement (VPA) with Council in accordance with the applicant's revised Letter of Offer dated 10 February 2025 and the Concept Approval MP 10\_0118 Mod 5 dated 14 February 2025.***

***Alternatively, Landcom can provide a security in the form of Bond or Bank Guarantee to Council to the amount of \$6,615,000 (147 dwellings x \$30,000 x 150%) within 6 Months of SC approval that would be held by Council until the VPA is executed.***

***To facilitate this Landcom must provide a letter to Council confirming their commitment to above security arrangement before any SC approval.***

The amendment reflects the date of the revised Letter of Offer as per the Concept Plan Mod 5, while also allowing for a Bank Guarantee or Bond for security while a Planning Agreement is to be executed.

Note only: 28-day public exhibition of the VPA has completed, and it is intended to be presented at the March Council meeting so that the CEO can proceed with the execution of the VPA.

Originally, the applicant also sought consent for the removal of condition 12 and condition 133 too. However, following consultation with Council's Public Arts officer and Contributions team, it was agreed

upon between Council and the applicant that conditions 12 and 133 are to remain unchanged, noting that consultation regarding public art within the pocket park remains ongoing.

#### Development Contributions / VPAs

12. Prior to the issue of a subdivision works certificate, the applicant is to consult with Council regarding development contributions and/ or provide an offer to enter into a Voluntary Planning Agreement regarding the proposed subdivision works as well as the pocket park, in accordance with the Part 3A Concept Plan approval for Landcom, under the provisions of Part C of Schedule 2, Condition 1.8 "Development Contributions" under MP10\_0118, which requires an offer to enter into a Voluntary Planning Agreement.

Figure 6: Condition 12 (DA-83/2023) – no change proposed.

133. The Voluntary Planning Agreement required by Condition 132 is to commit the Applicant to development of the pocket park, including public art, within 12 months of the issuing of the Subdivision Certificate that creates the open space.

Figure 7: Condition 133 (DA-83/2023) – no change proposed.

## 5. PLANNING ASSESSMENT

The application has been lodged pursuant to Section 4.55(2) of the *Environmental Planning and Assessment Act 1979*, which provides:

### (2) *Other modifications*

*A consent authority may, on application being made by the applicant or any other person entitled to act on a consent granted by the consent authority and subject to and in accordance with the regulations, modify the consent if:*

- (a) *it is satisfied that the development to which the consent as modified relates is the same or substantially the same development as the development for which consent was originally granted and before that consent as originally granted was modified (if at all)*

**Comment:** The proposed modification development does not change the nature of the approved development including the size and compliance with relevant controls or the use. The modification is limited to the amending a condition that was imposed under DA-83/2023. In this regard, it is considered satisfactory that the development to which the consent as modified relates is substantially the same development as the development for which the consent was originally granted and before that consent as originally granted was modified.

- (b) *it has consulted with the relevant Minister, public authority or approval body (within the meaning of Division 4.8) in respect of a condition imposed as a requirement of a concurrence to the consent or in accordance with the general terms of an approval proposed to be granted by the approval body and that Minister, authority or body has not, within 21 days after being consulted, objected to the modification of that consent, and*

**Comment:** The application was not required to be referred to external agencies. The General Terms of Approval recommended by external agencies under DA-83/2023 and DA-83/2023/A are to remain unchanged.

- (c) *it has notified the application in accordance with:*

- (i) *the regulations, if the regulations so require, or*

- (ii) *a development control plan, if the consent authority is a council that has made a development control plan that requires the notification or advertising of applications for modification of a development consent, and*

**Comment:** The proposal was notified in accordance with the Liverpool City Council Community Engagement Strategy 2022 from 3 September 2025 to 19 September 2025.

- (d) *it has considered any submissions made concerning the proposed modification within the period prescribed by the regulations or provided by the development control plan, as the case may be.*

**Comment:** Despite the notification period above, no submissions were received as part of the subject modification application.

- (3) *In determining an application for modification of a consent under this section, the consent authority must take into consideration such of the matters referred to in Section 4.15(1) as are of relevance of the development, the subject of the application.*

**Comment:** Relevant matters of Section 4.15(1) have been taken into consideration, as detailed below.

## **6. STATUTORY CONSIDERATIONS**

### **6.1 Consideration of the relevant matters in section 4.15**

#### **(a) Section 4.15(1)(a)(i) – Any Environmental Planning Instrument**

The relevant planning considerations for the proposed modification are as follows:

#### Environmental Planning Instruments (EPI's)

- State Environmental Planning Policy (Resilience and Hazards) 2021
- State Environmental Planning Policy (Biodiversity and Conservation) 2021
- State Environmental Planning Policy (Transport and Infrastructure) 2021
- State Environmental Planning Policy (Industry and Employment) 2021
- State Environmental Planning Policy (Precincts – Western Parkland City) 2021

The proposed modification has been assessed in accordance with the relevant matters of consideration prescribed by Section 4.15 of the EP&A Act 1979 and the Environmental Planning and Assessment Regulations 2021. It is considered that the proposed modification does not alter the development's compliance with the controls within the above applicable EPI's.

#### **(b) Section 4.15(1)(a)(ii) – Any Draft Environmental Planning Instruments**

No applicable draft EPIs.

#### **(c) Section 4.15(1)(a)(iii) – Any Development Control Plan**

The modification application has been considered against the controls contained within Liverpool Development Control Plan (LDCP) 2008 in particular:

- Part 1: General Controls for All Development.
- Edmondson Part South Development Control Plan 2012

It is considered that the proposed modification does not generate any matters for consideration under the abovementioned DCPs as the subject modification application merely relates to the changing of wording of a condition imposed under DA-83/2023.

**(d) Section 4.15(1)(a)(v) – Any planning agreement that has been entered into under section 7.4, or any draft planning agreement that a developer has offered to enter into under section 7.4**

Condition 1.8 of the Part 3A Concept Plan Approval requires the Applicant to enter into a planning agreement consistent with Landcom 's Applicant's Letter of Offer. As detailed in the Letter of Offer, the planning agreement will secure environmental works, open space, recreational facilities, traffic management infrastructure and stormwater management infrastructure that will provide social and environmental benefits and mitigate environmental impacts attributed to DA-83/2023.

**6.2 Section 4.15(1)(a)(iv) – The Regulations**

No additional items for consideration. The development remains consistent with the Regulations.

**6.3 Section 4.15(1)(b) – The Likely Impacts of the Development**

The proposed modification is not considered likely to have any significant adverse environmental impact on the site or on surrounding properties.

**6.4 Section 4.15(1)(c) – The Suitability of the Site for the Development**

The subject site is considered to remain suitable for the proposal.

**6.5 Section 4.15(1)(d) – Any Submissions made in relation to the Development**

The proposal was required to be notified in accordance with the Liverpool City Council Community Engagement Strategy 2022 from 3 September 2025 to 19 September 2025. Nonetheless, no submissions were received.

Due to the nature of the proposed modifications, external referrals were not required.

**(a) Internal Referrals**

DEPARTMENT	COMMENTS
Contributions Planning	Council's Contributions team supported the amended wording of condition 132.
Public Art	Council's Public Arts officer did not support the removal of condition 133. As such, it was agreed upon between Council and the applicant that Condition 133 is to remain unchanged.

**6.6 Section 4.15(1)(e) – The Public Interest**

The proposal as amended would not be contrary to public interest.

**7. DEVELOPER CONTRIBUTIONS**

Condition 132 was applied by the SWCPP regarding the requirement for a VPA to be agreed to in accordance with the Applicant's Letter of Offer dated 9 July 2024 for the proposed development prior

to a subdivision certificate. The subject application will re-word condition 132 to ensure consistency with the revised Letter of Offer as per condition 1.8B of the Concept plan Mod 5.

## 8. RECOMMENDATION

The subject application has been assessed having regard to the provisions of Section 4.55(2) of the EP&A Act 1979, and the Environmental Planning Instruments, including applicable state environmental planning policies, Edmondson Park South Development Control Plan 2012 and relevant codes and policies of Council.

It is recommended DA-83/2023/B, seeking consent for amendment to the wording of condition 132 to ensure consistency with condition 1.8B of the Concept plan Mod 5 at Lot 5 Campbelltown Road and Lots 2 & 3 Zouch Road, Edmondson Park, be **approved** subject to amended conditions of consent.

The following attachment are provided:

- Attachment A: Draft Conditions of Consent
- Attachment B: Statement of Environmental Effects – 282947.2025
- Attachment C: Notice of Determination (DA-83/2023/A) – 207697.2025
- Attachment D: Notice of Determination (DA-83/2023) – 404007.2024
- Attachment E: Determination and Statement of Reasons – 25 November 2024 - SWCPP (DA-83/2023) – 404733.2024
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