

RECORD OF DEFERRAL SYDNEY WESTERN CITY PLANNING PANEL

DATE OF DEFERRAL	Monday, 29 June 2020
PANEL MEMBERS	Justin Doyle (Chair), Nicole Gurran, Louise Camenzuli, Peter Harle and Wendy Waller
APOLOGIES	None
DECLARATIONS OF INTEREST	None

Public meeting held via Teleconference Call on 29 June 2020, opened at 2:30pm and closed at 3:13pm.

MATTER DEFERRED: PPSSWC-84 – Liverpool City Council – DA-616/2016/A at LOT 10 DP 1227683 95-105 SEVENTEENTH AVENUE, AUSTRAL NSW 2179 – Modification to DA-616/2016 (as described in Schedule 1)

REASONS FOR DEFERRAL

The panel agreed to defer the determination of the matter until the applicant supplies information to the Council addressing the following matters to enable the Panel to consider whether they may be suitably resolved by way of conditions of development consent:

1. A means to ensure that appropriate facilities are in place to cater for student amenity needs and safety prior to the occupation of the proposed demountables (with particular regard to contamination of the site, the availability of suitable facilities and amenities for students to be accommodated with the staged expansion of the school, as well as separation of areas accessible by students and staff from construction works.
2. Thresholds to be met in the provision of facilities and suitable accommodation before an increase in student numbers is permitted.
3. Appropriate time limits for the use of the demountables.
4. Removal of demountables from the site or their appropriate storage when their approved use is complete.

When the Council is able to report on those matters, the panel will determine the matter electronically, unless any matter of substance remains unresolved so as to require a further determination meeting in the opinion of the Panel.

The decision to defer the matter made by vote at the meeting on that basis was unanimous.






CONSIDERATION OF COMMUNITY VIEWS

In coming to its decision, the panel considered written submissions made during public exhibition and heard from one objector- Ms Clare Cottier, who addressed the panel. The panel notes that issues of concern included:

- Development Consent Conditions for DA-616/2016
- Recommended Modifications to Conditions of Consent
- Modified Staged Site Plans
- Architectural Plans and Details for Temporary Buildings (floor & roof plans / elevations / sections / perspective)
- Stormwater Drainage Plan
- Statement of Environmental Effects
- Plan of Management

Ms Cottier's submission centred upon her concern about the unavailability of a State public school to service the developing multi-cultural residential population of Austral. It was explained to her that the subject school had already been approved in 2017, and the proposed modifications were not expected to directly impact on the opening of a public school for the area.

The panel considers that concerns raised by the community have been adequately addressed in the assessment report and that no new issues requiring assessment were raised during the public meeting.

PANEL MEMBERS	
 Justin Doyle (Chair)	 Nicole Gurran
 Louise Camenzuli	 Peter Harle
 Wendy Waller	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSSWC-84 – Liverpool City Council – DA-616/2016/A
2	PROPOSED DEVELOPMENT	Modification to DA-616/2016 under Section 4.55(2) of the Environmental Planning and Assessment Act 1979. The modification seeks to amend Stage 1 of the approved School Development to include temporary demountable classrooms, and to increase overall Staff number from 35 to 45.
3	STREET ADDRESS	Lot 10 DP 1227683 95-105 Seventeenth Avenue, Austral NSW 2179
4	APPLICANT/OWNER	AL-MABARAT BENEVOLENT SOCIETY 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 (Infrastructure) 2007; ○ State Environmental Planning Policy (Sydney Region Growth Centre) 2006; ○ State Environmental Planning Policy No. 55 – Remediation of Land; ○ Sydney Regional Environmental Plan No. 20 – Hawkesbury Nepean River (No 2 – 1997) • Draft environmental planning instruments: Nil • Development control plans: <ul style="list-style-type: none"> ○ Liverpool Growth Centre Precincts Development Control Plan 2014 ○ Liverpool Development Control Plan 2008 (LCP 2008) • Planning agreements: Nil • Provisions of the Environmental Planning and Assessment Regulation 2000: Consideration of the provisions of the Building Code of Australia • 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 Environmental Planning and Assessment Act 1979 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: 15 June 2020 • Written submissions during public exhibition: 1 • Verbal submissions at the public meeting: <ul style="list-style-type: none"> ○ Clare Cottier ○ Council assessment officer – Ivan Kokotovic ○ On behalf of the applicant – Hussein Oubani
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> • Final briefing to discuss council's recommendation, Monday, 29 June 2020, 1:30pm. Attendees: <ul style="list-style-type: none"> ○ Panel members: Justin Doyle (Chair), Louise Camenzuli, Nicole Gurran, Peter Harle and Wendy Waller ○ Council assessment staff: Ivan Kokotovic, Boris Santana and George Nehme
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report