

<b>DATE</b>	Monday, 13 April 2026, 1.30pm
<b>LOCATION</b>	Meeting held via MS Teams

<b>PANEL MEMBERS</b>	Terry Sheahan (Chair), Andrew Martin, Brian Kirk, Bronte Rivers
<b>APOLOGIES</b>	Nil
<b>DECLARATIONS OF INTEREST</b>	Nil

<b>Registered Speakers</b>	<ul style="list-style-type: none"> <li>• Daniel McNamara - Applicant</li> <li>• Tony Owen - Architect</li> </ul>
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**MATTER DETERMINED**

DA-199/2025 - Lot 35 Stock Street, Austral NSW 2179, Lot 36 Selale Street, Austral NSW 2179  
Amendment to approved Residential Flat Buildings (DA-1092/2017 and subsequent modifications). This application seeks approval for alterations and additions including additional Residential Storeys: The proposal includes an additional 78 units, of which 30 units (15% of the total floor area) will be dedicated as affordable housing. Childcare Centre: The development also includes an 84 place centre-based childcare facility on the Ground Level Building C, Site B. The proposal is for affordable housing pursuant to State Environmental Planning Policy (Housing) 2021.

**PANEL CONSIDERATION AND DECISION**

Three members of the panel inspected the site prior to the meeting, and at the meeting considered the assessment report and the argument in support of the 4.6 variation. The Panel is satisfied that the applicant’s written request to contravene the maximum building height as prescribed in Clause 4.3 of SEPP (Precincts – Western Parkland City) 2021, namely;

1. Compliance with the development standard is unreasonable or unnecessary in the circumstances and
2. There are sufficient environmental planning grounds to justify the contravention of the development standard.

**Development application**

The Panel determined to approve the development application pursuant to Section 4.16(1)(a) of the Environmental Planning and Assessment Act 1979, subject to the conditions of consent in the draft Notice of Determination, as amended in Condition 2 to correct a minor typographical error in the DA number.

The decision was unanimous. 4/0

**REASONS FOR THE DECISION**

The panel considered the Council’s assessment report and is satisfied that all relevant matters have been satisfactorily assessed and agreed with the report’s conclusions and recommendations.

**CONDITIONS**

The panel endorses the draft conditions subject to amending Condition 2 wherever DA-1080/2020 is mentioned and replacing it with DA-1092/2017.

**CONSIDERATION OF COMMUNITY VIEWS**

In coming to its decision, the Panel notes that written submissions were made during public exhibition and the issues were considered in the panel’s decision.

<b>PANEL MEMBERS</b>	
Terry Sheahan (Chair)	Brian Kirk
Andrew Martin	Bronte Rivers

<b>SCHEDULE 1</b>		
<b>1</b>	<b>DA NO.</b>	DA-199/2025
<b>2</b>	<b>PROPOSED DEVELOPMENT</b>	This application seeks approval for alterations and additions to the consent issued to Development Application No. 1092/2017/A. Additional Residential Storeys: The proposal includes an additional 78 units, of which 30 units (15% of the total floor area) will be dedicated as affordable housing. Childcare Centre: The development also includes an 84 place centre-based childcare facility on the Ground Level Building C, Site B
<b>3</b>	<b>STREET ADDRESS</b>	Lot 35 Stock Street, Austral NSW 2179, Lot 36 Selale Street, Austral NSW 2179
<b>4</b>	<b>APPLICANT</b>	D McNamara
<b>5</b>	<b>TYPE OF REGIONAL DEVELOPMENT</b>	Community Facility > 5M
<b>6</b>	<b>RELEVANT MANDATORY CONSIDERATIONS</b>	<ul style="list-style-type: none"> <li>• Environmental planning instruments: <ul style="list-style-type: none"> <li>State Environmental Planning Policy (Planning Systems) 2021;</li> <li>State Environmental Planning Policy (Transport and Infrastructure) 2021;</li> <li>State Environmental Planning Policy (Biodiversity and Conservation) 2021;</li> <li>State Environmental Planning Policy (Resilience and Hazards) 2021;</li> <li>State Environmental Planning Policy (Housing) 2021;</li> <li>State Environmental Planning Policy (Sustainable Buildings) 2022;</li> <li>State Environmental Planning Policy (Precincts – Western Parkland City) 2021.</li> </ul> </li> <li>• Draft environmental planning instruments:</li> <li>• Liverpool Development Growth Centre Precincts Development Control Plan 2021</li> <li>• Planning agreements:</li> <li>• Provisions of the <i>Environmental Planning and Assessment Regulation 2021</i>:</li> <li>• Coastal zone management plan:</li> <li>• The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality</li> <li>• The suitability of the site for the development</li> <li>• Any submissions made in accordance with the <i>Environmental Planning and Assessment Act 1979</i> or regulations</li> <li>• The public interest, including the principles of ecologically sustainable development</li> </ul>
<b>7</b>	<b>MATERIAL CONSIDERED BY THE PANEL</b>	<ul style="list-style-type: none"> <li>• Council assessment report dated: 6 April 2026</li> </ul>

<b>8</b>	<b>MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL</b>	Local Planning Panel – 13 <sup>th</sup> April 2026 Site Inspection undertaken before meeting
<b>9</b>	<b>COUNCIL RECOMMENDATION</b>	Approved subject to conditions of consent