

# SYDNEY WEST JOINT REGIONAL PLANNING PANEL

Meeting held at **Parramatta City Council** on **Wednesday 11 February 2015 at 12.30 pm**

Panel Members: Mary-Lynne Taylor (Chair), Stuart McDonald, Bruce McDonald and Cr Andrew Wilson

**Apology:** Cr Jean Pierre Abood

**Declarations of Interest:** None

## Determination and Statement of Reasons

**2014SYW123 – Parramatta, DA/571/2014,** Demolition of five buildings, tree removal, bulk earthworks, construction of roads and Torrens title subdivision of the site into 5 allotments. Approval is sought for buildings envelopes on the site, 158-164 Hawkesbury Road, Westmead and 2A Darcy Road, Westmead.

**Date of determination:** 11 February 2015

### Decision:

The panel determined to approve the development application as described in Schedule 1 pursuant to section 80 of the *Environmental Planning and Assessment Act 1979*.

### Panel consideration:

The panel considered: the matters listed at item 6, the material listed at item 7 and the material presented at meetings and the matters observed at site inspections listed at item 8 in Schedule 1.

### Standard Variation:

Having considered the applicant's request to vary the development standards contained Clause 4.3 (Height of Buildings) and Clause 4.4 (Floor Space Ratio), the Panel considers compliance with the standards is unnecessary in the circumstances of this proposal as:

In the context of the comprehensive development of the site the variations sought are not significant, noting that:

- The site is substantially isolated from the adjoining development by road & rail corridor services and the proposed development will present as an integrated element of the urban landscape;
- Greater heights than that for which variation is sought are currently permitted on sections of the site;
- The proposed development complies with the sum of permitted floor space over the total site;
- The variations sought will not impact on the existing built environment including the heritage items to be retained on the site or on the adjacent school.
- The proposed development is consistent with the objectives of the standards and the objectives of the B4 mixed use zone in that, in particular, it provides an active vibrant and sustainable neighbourhood.
- There are sufficient environmental planning grounds to justify the requested variation as contained in the Panel's stated reasons for approval.

### Reasons for the panel decision:

1. The proposed development will add to the supply and choice of housing and the supply of commercial of retail services in a location that:
  - Is near to the services offered by Westmead Village and the services and employment opportunities offered by the Westmead University - Western Sydney Campus and Westmead Hospital.
  - Has ready access to local and regional transport services including the T-way and Metropolitan Rail Services.
2. The development of this site will result in and integrated subregional focus reinforcing the role of the UWS Westmead Campus and Westmead Hospital.
3. The scale, architectural and landscape concept treatment are consistent with the planned future of the site and compatible with the locality in which it is placed.
4. The proposed development concept including building envelopes provide satisfactory compliance with relevant SEPPs including the Design Quality Principles of SEPP 65 and with Parramatta Local Environmental Plan 2011





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and Parramatta Development Control Plan 2011.

5. The proposed development will not generate unacceptable negative impacts as the natural or built environments including traffic pedestrian movement to or on the adjacent school and nearby residential development.
6. The Heritage consideration has brought about sustainable adaptable reuse of important historic buildings in an improved and public landscape setting.
7. In consideration of the above conclusions the Panel considers the proposal to be in the public interest.

**Conditions:** The development application was approved subject to the revised conditions presented at the panel meeting on 11 February 2015 with changes with the consent amending condition 102, condition 103 and condition 104.

**Panel members:**

 <b>Mary-Lynne Taylor (Chair)</b>	 <b>Stuart McDonald</b>	 <b>Bruce McDonald</b>
 <b>Andrew Wilson</b>		

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## SCHEDULE 1

1	<b>JRPP Reference – 2014SYW123, LGA – Parramatta City Council, DA/571/2014</b>
2	<b>Proposed development:</b> Demolition of five buildings, tree removal, bulk earthworks, construction of roads and Torrens title subdivision of the site into 5 allotments. Approval is sought for buildings envelopes on the site.
3	<b>Street address:</b> 158-164 Hawkesbury Road, Westmead and 2A Darcy Road, Westmead.
4	<b>Applicant/Owner:</b> <b>Applicant:</b> JBA Urban Planning Consultants. <b>Owner:</b> University of Western Sydney and Trustees of The Marist Brothers.
5	<b>Type of Regional development:</b> Schedule 4A – Clause 6 – Private Infrastructure and Community Facilities over \$5 million
6	<b>Relevant mandatory considerations</b> <ul style="list-style-type: none"> <li>• Environmental planning instruments: <ul style="list-style-type: none"> <li>○ Section 94A Plan</li> <li>○ State Environmental Planning Policy (Infrastructure) 2007</li> <li>○ Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005 (Deemed SEPP)</li> <li>○ State Environmental Planning Policy No. 55 – Remediation of Land</li> <li>○ State Environmental Planning Policy 65 – Design Quality of Residential Flat Development</li> <li>○ Urban Renewal SEPP</li> <li>○ Parramatta Local Environmental Plan 2011</li> </ul> </li> <li>• Draft environmental planning instruments: Nil</li> <li>• Development control plans: <ul style="list-style-type: none"> <li>○ Parramatta Development Control Plan 2011</li> </ul> </li> <li>• Planning agreements: Nil</li> <li>• Regulations: <ul style="list-style-type: none"> <li>○ Environmental Planning and Assessment Regulation 2000</li> </ul> </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 EPA Act or EPA Regulation.</li> <li>• The public interest.</li> </ul>
7	<b>Material considered by the panel:</b> Council assessment report with recommended conditions and written submissions. Verbal submissions at the panel meeting: <ul style="list-style-type: none"> <li>• Stacey Fishwick (UWS), Tracey Wadsworth (UWS), Ian Connolly (Cox), James Harrison (JBA) and Harry Quartermain (JBA) on behalf of the applicant.</li> </ul>
8	<b>Meetings and site inspections by the panel:</b> 13 November 2014 Briefing Meeting, 11 February 2015 - Site Inspection and Final Briefing meeting.
9	<b>Council recommendation:</b> Deferred commencement
10	<b>Deferred Commencement Conditions:</b> Attached to council assessment report