

SYDNEY WEST JOINT REGIONAL PLANNING PANEL

Meeting held at **Parramatta City Council** on **Wednesday 10 June 2015 at 2.00 pm**

Panel Members: Bruce McDonald (Acting Chair), Bruce Clarke, Stuart McDonald, Cr Jean Pierre Abood and Cr Andrew Wilson

Apologies: Mary-Lynne Taylor

Declarations of Interest: None

Determination and Statement of Reasons

2014SYW147 – Parramatta, DA/670/2014, Tree removal and construction of a 4 storey family accommodation building containing 60 self-contained units and associated communal facilities. The proposal is defined as Integrated Development as approvals are required under the Water Management Act 2000 and the Heritage Act 1977, Westmead Children's Hospital and Cumberland Hospital, 178 Hawkesbury Road, Westmead and 1 Hainsworth Street, Westmead (Lot 101 DP 1119583 and Part Lot 1 DP 808447).

Date of determination: 10 June 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.

Reasons for the panel decision:

1. The proposed facility will add a facility to the Cumberland Health Precinct complementing the regional services provided by Westmead Children's Hospital.
2. The proposed development adequately satisfies the relevant State Environmental Planning Policies including SEPP (Infrastructure) 2007, State Regional Environmental Policy (SREP) (Sydney Harbour Catchment) 2005 (Deemed SEPP) and SEPP 55 Remediation of Land. The Proposal also satisfies the requirements of the NSW Office of Water and the NSW Office of Environment and Heritage.
3. The proposal adequately satisfies the provisions and objectives of Parramatta LEP 2011 and Parramatta DCP 2011.
4. The scale, architectural treatment and landscape treatment, adopted for the proposed are consistent with the character and scale of existing institutional style buildings in the precinct in which it is located. The proposal, subject to the conditions imposed also provides an acceptable interface with the nearby remaining natural bushland area and Toongabbie Creek of Cumberland Hospital.
5. The proposed development amendments will have no significant adverse impacts on the natural or built environments including the heritage items in the locality, the sustainability and utility of the nearby remnant bushland, the flow patterns of nearby waterways or the performance of the local road network.
6. In consideration of conclusions 1-5 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 conditions in the Council Assessment Report with an additional Condition 7A, deletion of Condition 81, modified Condition 2, Condition 39, Condition 86 to read as follows:

New Condition 7A

Prior to the issue of a Construction Certificate a revised landscape plan is to be submitted to the satisfaction of Council's Strategic Manager Outcomes and Development that relocates the proposed boardwalk so that the labyrinth and aboriginal cultural landscaping is maintained.

Reason: To ensure existing landscape features are preserved.

Condition 2

Trees to be retained are (refer to Arboricultural Impact Appraisal & Method Statement by Naturally Trees dated 4 September 2014):

Tree No's – 1-5, 6 (x7), 7-21, 24, 25, 28-37, 42-54, 51a, 68a, (x20) 73 (x19) & 74.

Reason: To protect significant trees which contribute to the landscape character of the area.

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Condition 39

The trees identified for protection within the submitted Arboricultural Impact Appraisal & Method Statement by Naturally Trees dated 4 September 2014 – Tree No's – 1-5, 6 (x7), 7-21, 24, 25, 28-37, 42-45, 68a (x20), 73 (x19), 74 shall be protected prior to and during the demolition/construction process in accordance with the documents referenced above.

Prior to the commencement of any demolition, excavation or construction works, tree protection measures shall be installed in accordance with the Arboricultural Impact Appraisal & Method Statement of Naturally Trees dated 4 September 2014 and all relevant conditions of this consent.

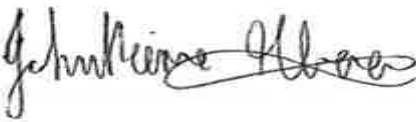
Reason: To ensure the protection of the tree(s) to be retained on the site.

Condition 86

The property owner is to ensure the flood warning system is in good working order, through regular testing and maintenance.

Reason: To ensure the integrity of the flood warning system.

Panel members:

 Bruce McDonald (Acting Chair)	 Stuart McDonald	 Bruce Clarke
 Andrew Wilson	 Jean Pierre Abood	

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SCHEDULE 1

1	JRPP Reference – 2014SYW147, LGA – Parramatta City Council, DA/670/2014
2	Proposed development: Tree removal and construction of a 4 storey family accommodation building containing 60 self-contained units and associated communal facilities. The proposal is defined as Integrated Development as approvals are required under the Water Management Act 2000 and the Heritage Act 1977.
3	Street address: Westmead Children's Hospital and Cumberland Hospital, 178 Hawkesbury Road, Westmead and 1 Hainsworth Street, Westmead (Lot 101 DP 1119583 and Part Lot 1 DP 808447).
4	Applicant/Owner: Applicant: Arnold Tink Inc. Trading as Ronald McDonald House. Owner: Health Commission of NSW
5	Type of Regional development: The development application has a capital investment value of greater than \$20 million.
6	Relevant mandatory considerations • Environmental planning instruments: ○ State Environmental Planning Policy No. 55 – Remediation of Land ○ State Environmental Planning Policy 65 – Design Quality of Residential Flat Development ○ State Environmental Planning Policy (Infrastructure) 2007 ○ Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005 (Deemed SEPP) ○ Parramatta Local Environmental Plan 2011 • Draft environmental planning instruments: Nil • Development control plans: ○ Parramatta Development Control Plan 2011 • Planning agreements: Nil • Regulations: ○ Environmental Planning and Assessment Regulation 2000 • 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 EPA Act or EPA Regulation. • The public interest.
7	Material considered by the panel: Council assessment report with recommended conditions and written submissions. Verbal submissions at the panel meeting: • Ray Finn
8	Meetings and site inspections by the panel: 10 June 2015 — Site Inspection and Final Briefing meeting.
9	Council recommendation: Approval
10	Deferred Commencement Conditions: Attached to council assessment report