

SYDNEY WEST JOINT REGIONAL PLANNING PANEL

Meeting held at Department of Planning & Environment
on Wednesday 27 April 2016 at 1.00 pm

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

Apologies: Cr Jean-Pierre Abood Declarations of Interest: None

Determination and Statement of Reasons

2015SYW046 – Parramatta City Council – DA127/2015 [2-6 Helen Street and 17 Park Avenue, Westmead] as described in Schedule 1.

Date of determination: 27 April 2016

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 development will add to the supply of aged care and independent housing for seniors within the Central West Metropolitan Subregion and the City of Parramatta area in a location near to local and transport services and providing ready access to the services and amenities of Parramatta CBD.
2. The Panel has considered the Applicant's request to vary the development standard contained in Parramatta LEP 2011 (Cl.4.3) relating to maximum building height and considers that compliance with the standard would be unreasonable and unnecessary in the circumstances of this case as the variation will result in buildings and development consistent with that planned for the locality and the development remains consistent with the underlying intent of the standard and objectives of the zone.

In relation to the variation sought for the development standard regarding accessible parking the Panel finds that compliance with that standard would be unreasonable and unnecessary in the circumstances of this case and that the development is sufficiently provided with accessible car spaces.
3. The proposed development adequately satisfies the relevant State Environmental Planning Policies including SEPP (Housing for Seniors and People with a Disability) 2004, SEPP 55 Remediation of Land, SEPP 65 (Design Quality of Residential Flat Development) and its associated residential Flat Design Code and SEPP (Infrastructure) 2007.
4. The proposal adequately satisfies the applicable provisions and objectives of Parramatta 2011 LEP and Parramatta DCP 2011. In this regard the Panel notes that a number of provisions contained in the Seniors Housing SEPP prevail over those contained in the PLEP.
5. The proposed development is considered to be of appropriate scale and form consistent with the existing and planned high density residential character of the locality in which it is placed.
6. The proposed development, subject to the conditions imposed, will have no unacceptable adverse impacts on the natural or built environments including the amenity of nearby residential premises, the heritage quality of Parramatta Park or the operation of the local road system.
7. In consideration of conclusions 1-6 above the Panel considers the proposed development is a suitable use of the site and approval of the proposal is in the public interest.





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Conditions:

The Panel unanimously approved the application, subject to the conditions, as amended below

1. Delete Deferred Commencement Conditions.
2. Delete Condition 5i

Panel members:

 Mary-Lynne Taylor (Chair)	 Bruce McDonald
 Cr Andrew Wilson	 Lindsay Fletcher

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SCHEDULE 1

1	JRPP Reference – LGA – Council Reference: 2015SYW046 – Parramatta City Council – DA127/2015
2	Proposed development: Staged development involving the demolition of existing structures, tree removal and construction of a 5 buildings containing a residential aged care facility and independent living units pursuant to State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004, a child care centre, ancillary services with associated basement carparking, drainage and landscaping works.
3	Street address: 2-6 Helen Street & 17 Park Avenue, Westmead
4	Applicant/Owner: Uniting Care Ageing
5	Type of Regional development: Capital Investment Value >\$20 million
6	Relevant mandatory considerations: <ul style="list-style-type: none"> • BASIX State Environmental Planning Policy • State Environmental Planning Policy No.55 – Remediation of Land • State Environmental Planning Policy (Sydney Harbour Catchment) 2005 • State Environmental Planning Policy (Infrastructure) 2007 • State Environmental Planning Policy (Housing Seniors or People with a Disability) 2004 • Parramatta Section 94A Contribution Plan • Parramatta Development Control Plan 2011 • 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 Assessment Act1979 (EPA) or EPA Regulation. • The public interest including the principles of ecologically sustainable development.
7	Material considered by the panel: Council Assessment Report dated 12 February 2016 Supplementary Council Assessment Report dated 12 April 2016 Written submissions during public exhibition: 20 Verbal submissions at the panel meeting: On behalf of the applicant- Mr David Ryan
8	Meetings and site inspections by the panel: Site Inspection – 25 February 2016 Briefing meeting –25 February 2016 Determination meeting (deferred) – 25 February 2016 Briefing meeting – 27 April 2016
9	Council recommendation: Approval
10	Draft conditions: As per Assessment Report