

SYDNEY WEST JOINT REGIONAL PLANNING PANEL

Electronic Meeting

Panel Members: Mary-Lynne Taylor (Chair), Bruce McDonald, Paul Mitchell, Andrew Wilson and Jean Pierre Abood

Apologies: None

Declarations of Interest: None

Determination and Statement of Reasons

2015SYW178 – DA 670/2014/A – Parramatta City Council, Section 96(2) modification to an approved consent for 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. The proposed modifications include: lease boundary adjustment, shift and rotation of approved building footprint to east, overall level of building lowered, internal reconfiguration, new vehicle turning circle introduced to front of building, additional landscaping and changes in landscape/pathway design, Westmead Children's Hospital, 178 Hawkesbury Road and 1 Hainsworth Street, Westmead

Date of determination: 18 February 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 and the material listed at item 7.

Reasons for the panel decision:

1. The amended proposal is substantially the same as that previously approved.
2. The proposal continues to satisfy the relevant State legislation, and State and local planning provisions.
3. The amended proposal, subject to the amended conditions will have no more significant impacts on the environment than that originally approved.

Conditions: The application is approved subject to the recommended amendments to the original conditions.

Panel members:

 <p>Mary-Lynne Taylor</p>	 <p>Bruce McDonald</p>	 <p>Paul Mitchell</p>
 <p>Andrew Wilson</p>	 <p>Jean Pierre Abood</p>	

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SCHEDULE 1

1	JRPP Reference – 2015SYW178, LGA – Parramatta Council, DA/670/2014/A
2	Proposed development: Section 96(2) modification to an approved consent for 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. The proposed modifications include: lease boundary adjustment, shift and rotation of approved building footprint to east, overall level of building lowered, internal reconfiguration, new vehicle turning circle introduced to front of building, additional landscaping and changes in landscape/pathway design.
3	Street address: Westmead Children's Hospital, 178 Hawkesbury Road and 1 Hainsworth Street, Westmead.
4	Applicant/Owner: Ronald McDonald House
5	Type of Regional development: Capital Investment Value > \$20M
6	Relevant mandatory considerations <ul style="list-style-type: none"> • Environmental planning instruments: <ul style="list-style-type: none"> ○ State Environmental Planning Policy No. 55 – Remediation of Land ○ State Environmental Planning Policy No. 65 – Design Quality of Residential Flat Development ○ State Environmental Planning Policy (Infrastructure) 2007 ○ Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005 ○ Parramatta Local Environmental Plan 2007 • Draft environmental planning instruments: Nil • Development control plans: <ul style="list-style-type: none"> ○ Parramatta Development Control Plan 2011 • Planning agreements: Nil • Regulations: <ul style="list-style-type: none"> ○ 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.
8	Meetings and site inspections by the panel: 15 January 2016 to 18 February 2016 - Electronic Determination
9	Council recommendation: Approval
10	Conditions: Attached to council assessment report