

SYDNEY WEST JOINT REGIONAL PLANNING PANEL

Meeting held at **Department of Planning & Environment, Parramatta**
on **Wednesday 29 June 2016 at 3.00 pm**

Panel Members: Mary-Lynne Taylor (Chair), Bruce McDonald and Paul Mitchell

Apologies: None

Declarations of Interest: None

Determination and Statement of Reasons

2016SYW100 – City of Parramatta Council, DA873/2015, Subdivision of proposed Lot 4 to create two (2) Torrens title lots. The site is Heritage listed under Schedule 5 of the PLEP 2011. Street address: 2A Darcy Road and 158-164 Hawkesbury Road, Westmead.

Date of determination: 29 June March 2016

Decision:

The Panel agreed to defer the decision of this matter at the request of UWS to allow for further discussion by the Applicant with Parramatta Council about amending the building envelope in relation to this subdivision.

Panel consideration:

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

Panel members:



Mary-Lynne Taylor



Bruce McDonald



Paul Mitchell

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SCHEDULE 1

1	JRPP Reference – 2016SYW100, LGA – City of Parramatta, DA873/2015
2	Proposed development: Subdivision of proposed Lot 4 to create two (2) Torrens title lots. The site is Heritage listed under Schedule 5 of the PLEP 2011.
3	Street address: 2A Darcy Road and 158-164 Hawkesbury Road, Westmead.
4	Applicant: C Vella Owner: Western Sydney University and Trustees of The Marist Brothers.
5	Type of Regional development: Crown development S89 Referral
6	Relevant mandatory considerations <ul style="list-style-type: none"> • Environmental planning instruments: <ul style="list-style-type: none"> ○ Section 94A Plan ○ SEPP Infrastructure ○ Sydney Harbour Catchment SREP ○ SEPP 55 ○ SEPP 65 ○ Urban Renewal SEPP 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, including the principles of ecologically sustainable development.
7	Material considered by the panel: Council assessment report. Verbal submissions at the panel meeting: <ul style="list-style-type: none"> • Charles Vella
8	Meetings and site inspections by the Panel: 29 June 2016 – Final Briefing meeting.
9	Council recommendation: Refusal