

DETERMINATION AND STATEMENT OF REASONS
SYDNEY WEST CENTRAL PLANNING PANEL

DATE OF DETERMINATION	Wednesday, 2 August 2017
PANEL MEMBERS	Edward Blakely (Chair), Paul Mitchell and David Ryan
APOLOGIES	Mary-Lynne Taylor and Richard thorp
DECLARATIONS OF INTEREST	None

Public meeting held at Mantra Parramatta on 2 August 2017, opened at 2:00 pm and closed at 3:15 pm.

MATTER DETERMINED

2016SYW219 – Parramatta – DA/968/2016 AT 158 - 164 Hawkesbury Road, Westmead (AS DESCRIBED IN SCHEDULE 1)

PANEL CONSIDERATION AND DECISION

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.

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

The decision was unanimous.

REASONS FOR THE DECISION

The Panel determined the application by granting approval for the following reasons:

1. The proposed development is consistent with the master plan for the site.
2. The proposed development satisfies most applicable development standards and guidelines.
3. The Panel approves the variations to the building height control in Clause 4.3 and FSR in Clause 4.4 of Parramatta Local Environment Plan 2011, being satisfied that the applicant's written request has adequately addressed the matters required to be demonstrated by Clause 4.6 of that Plan, and the proposed development will be in the public interest because it is consistent with the objectives of the particular standard and the objectives for development within the zone.
4. The potential affectation of helicopter flight paths to by Westmead Hospital are capable of satisfactory readjustments.
5. The proposal will increase the stock and choice of housing, and contribute to housing affordability.
6. For the above reasons, the approval of the application is in the public interest.




CONDITIONS

The development application was approved subject to the conditions in the Council Assessment Report as amended by the Memorandum from City of Parramatta Council dated 1 August 2017 with the following further amendments:

Deferred consent condition to be removed and converted to an operational condition to be satisfied prior to the construction certificate.

A maximum of 547 residential parking spaces and 107 visitor parking spaces (total of 654) are to be provided on the site. Parking spaces are to be provided in accordance with the approved plans referenced in Condition 1 and with AS 2890.1, AS2890.2 and AS2890.6. Details are to be illustrated on plans submitted with the construction certificate.

Reason: to comply with Council's parking requirements and Australian Standards.

PANEL MEMBERS	
 Edward Blakely (Chair)	 Paul Mitchell OAM
 David Ryan	

SCHEDULE 1

1	PANEL REF – LGA – DA NO.	2016SYW219 – Parramatta – DA/968/2016
2	PROPOSED DEVELOPMENT	Tree removal and construction of two residential flat buildings containing 556 apartments over 4 levels of basement car parking. Building A comprises a part 4, part 9 storey building and Building B comprises a part 8, part 15 and part 24 storey building.
3	STREET ADDRESS	158 - 164 Hawkesbury Road, Westmead
4	APPLICANT OWNER	Combined Projects Westmead Pty Ltd Western Sydney University
5	TYPE OF REGIONAL DEVELOPMENT	General development over \$20 million
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> • Environmental Planning and Assessment Act 1979 • Environmental Planning and Assessment Regulations 2000 • State Environmental Planning Policy No 55 – Remediation of Land • State Environmental Planning Policy No 65 – Design Quality of Residential Apartment Development • Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005 • State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004 • State Environmental Planning Policy (State and Regional Development) 2011 • State Environmental Planning Policy (Infrastructure) 2007 • Parramatta Local Environmental Plan 2011 • Parramatta Development Control Plan 2011 • Parramatta s94A Contributions Plan • 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 <i>Environmental Planning and Assessment Act 1979</i> or regulations • The public interest, including the principles of ecologically sustainable development
7	MATERIAL CONSIDERED BY THE PANEL	<ul style="list-style-type: none"> • Council assessment report: 24 July 2017 • Written submissions during public exhibition: three (3) • Memorandum from City of Parramatta Council dated 1 August 2017 • Verbal submissions at the public meeting: <ul style="list-style-type: none"> ○ On behalf of the applicant – Aaron Sutherland
8	MEETINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> • Site inspection and briefing meeting 18 November 2017 • Final briefing meeting to discuss council's recommendation, 2 August 2017 Attendees: <ul style="list-style-type: none"> ○ <u>Panel members</u>: Edward Blakely (Chair), Paul Mitchell and David Ryan ○ <u>Council assessment staff</u>: Claire Stephens, Denise Fernandez, Scott Barwick, Matthew Hedges and Guy Pinkerton
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report, amended by Memorandum from City of Parramatta Council dated 1 August 2017