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| DATE OF DETERMINATION | 1 November 2017 |
| PANEL MEMBERS | Edward Blakely, Mary-Lynne Taylor, Stuart McDonald, David Ryan, Richard Thorp |
| APOLOGIES | Paul Mitchell |
| DECLARATIONS OF INTEREST | None |

Public meeting held at Rydalmere Operations Centre, City of Parramatta, 316 Victoria Rd, Rydalmere on 1 November 2017, opened at 11:45 am and closed at 1:00 pm.

MATTER DETERMINED

2017SWC005 – Parramatta – DA/1271/2016 at 158 - 164 Hawkesbury Road and 1/2A Darcy 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 approve the development application as described in Schedule 1 pursuant to section 80 of the *Environmental Planning and Assessment Act 1979*.

The Panel adjourned during the meeting to deliberate on the matter and formulate a resolution.

The decision was unanimous.

REASONS FOR THE DECISION

The Sydney West Central Planning Panel unanimously approves this development of the basis that:

1. The project is generally consistent with the provisions of the Parramatta Local Environmental Plan 2011, State Environmental Planning Policy (SEPP) 65 – Design Quality of Residential Apartment Development, SEPP Infrastructure 2007, and the Parramatta Development Control Plan.
2. The Panel approves that variations to the building height control in Clause 4.3 and Floor Space Ratio (FSR) in Clause 4.4 of the Parramatta LEP 2011, being satisfied that the applicant's written request under Clause 4.6 of Parramatta LEP 2011 has adequately addressed the matters required to be demonstrated, 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.
3. The project is consistent with the Gross Floor Area allocated to Lot 4 of the previous DA/571/2014.
4. The proposal is located on proposed light rail and existing heavy rail services.
5. The proposal provides housing choice and adds to housing availability within the area.

CONDITIONS

The development application was approved subject to Council's Draft Conditions of Consent dated 1 November 2017. The following amendments have been made from the original conditions supplied in the Council Assessment Report:

- **Amend Condition One**

Amend incorrect references to plans, as noted in the memo supplied by Council dated 24 October 2017. Correct references reflected in Amended Draft Conditions, dated 1 November 2017.

- **Replace Condition 37**

'The proposed development is to comply with the deemed-to-satisfy provisions in the Department of Planning's document titled "Development Near Rail Corridors and Busy Roads- Interim Guidelines.'

- **Delete Condition 38**

- **Delete Condition 39**

- **Delete Condition 41**

- **Delete Condition 42**

- **Delete Condition 43**

- **Modify Condition 50, to read:**

'Full engineering construction details of the stormwater system, including OSD structures, pipe networks and calculations as per following points, shall be submitted for the approval of the PCA prior to release of the Construction Certificate for any construction works relating to ground floor or above ground structures.'





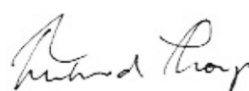
- **Delete Condition 76**

- **Modify Condition 142, to read:**

| Street Name | Botanical Name | Common name | Pot Size | Qty | Ave Spacing |
|-------------------|-----------------------------------|-------------|----------|------------------------|------------------------|
| Lane/Right of Way | Magnolia grandifolia 'Little Gem' | Magnolia | 400L | As per approved design | As per approved design |

(Average spacing can be included subject to site condition)

The reasoning for the above amendments to the draft Conditions are noted in the Memo supplied by Council, dated 24 October 2017.

| PANEL MEMBERS | |
|---|---|
|  Edward Blakely (Chair) |  Mary-Lynne Taylor |
|  Stuart McDonald |  David Ryan |
|  Richard Thorp | |

| SCHEDULE 1 | | |
|------------|--|---|
| 1 | PANEL REF – LGA – DA NO. | 2017SWC005 – Parramatta – DA/1271/2016 |
| 2 | PROPOSED DEVELOPMENT | Tree removal, construction of a Residential Flat Building containing 344 units over basement car parking, with heights ranging between 6-20 storeys on Lot 4, associated site works, engineering works, and landscaping. |
| 3 | STREET ADDRESS | 158 - 164 Hawkesbury Road and 1/2A Darcy 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 instruments: <ul style="list-style-type: none"> State Environmental Planning Policy No. 55 State Environmental Planning Policy No. 65 (Design Quality of Residential Apartment Development) State Environmental Planning Policy (Sydney Harbour Catchment) 2005 State Environmental Planning Policy (Building Sustainability Index: BASIX) State Environmental Planning Policy (State and Regional Development) 2011 State Environmental Planning Policy (Infrastructure) 2007 Parramatta Local Environmental Plan 2011 Draft environmental planning instruments: Nil Development control plans: <ul style="list-style-type: none"> Parramatta Development Control Plan 2011 Planning agreements: Parramatta S94A Contributions Plan Provisions of the <i>Environmental Planning and Assessment Regulation 2000</i>: Nil Coastal zone management plan: Nil 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: 19 October 2017 Written submissions during public exhibition: eight (8) Verbal submissions at the public meeting: <ul style="list-style-type: none"> Object – Erica Koch On behalf of the applicant – Aaron Sutherland, Greg Colbran |
| 8 | MEETINGS AND SITE INSPECTIONS BY THE PANEL | <ul style="list-style-type: none"> Site inspection and briefing meeting 1 March 2017 Final briefing meeting to discuss council's recommendation, 1 November 2017 at 10:00 am. Attendees: <ul style="list-style-type: none"> <u>Panel members</u>: Prof. Edward Blakely, Mary-Lynne Taylor, Stuart McDonald, David Ryan, Richard Thorp <u>Council assessment staff</u>: Denise Fernandez and Claire Stephens |
| 9 | COUNCIL RECOMMENDATION | Approval |
| 10 | DRAFT CONDITIONS | Attached to the council assessment report |