

DETERMINATION AND STATEMENT OF REASONS

SYDNEY CENTRAL CITY PLANNING PANEL

DATE OF DETERMINATION	10 December 2019
PANEL MEMBERS	Lindsay Fletcher (Acting Chair) Peter Brennan, Sameer Pandey and Martin Zaiter
APOLOGIES	Paul Mitchell
DECLARATIONS OF INTEREST	Mary-Lynne Taylor declared a conflict as her firm represents University of Western Sydney as a client. She did not participate in determination of this application.

Public meeting held at Rydalmere Operations Centre on 10 December 2019, opened at 1.00pm and closed at 1.08pm.

MATTER DETERMINED

PPSSCC-21 – City of Parramatta – DA968/2016/A at 160 Hawkesbury Road, Westmead – modification to approved residential flat buildings (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 briefings listed at item 8 in Schedule 1.

Development application

The Panel determined to approve the development application pursuant to section 4.55 of the *Environmental Planning and Assessment Act 1979*.

The decision was unanimous.

REASONS FOR THE DECISION

The Panel determines this application to modify the approved development for the following reasons:

1. The modified development is substantially the same as that which was originally approved.
2. The modified development will have essentially the same impacts on the built and natural environment as the originally approved development and these impacts were found to be acceptable.
3. The development as modified will remain consistent with the reasons given for the original approval.

CONDITIONS




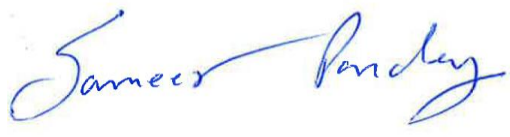
The modification application was approved subject to the conditions in the council assessment report.

CONSIDERATION OF COMMUNITY VIEWS

In coming to its decision, the panel considered written submissions made during public exhibition and heard from all those wishing to address the panel. The panel notes that issues of concern included:

- Intensification of parking;
- Proposal will set a precedent for other high-rise development;
- Increased traffic noting existing traffic conditions due to health precinct, schools and university.

The panel considers that concerns raised by the community relate to the original development application rather than the proposed modifications and those issues were adequately addressed in the previous assessment report and that no new issues requiring assessment were raised during the public meeting.

PANEL MEMBERS	
 Lindsay Fletcher (Acting Chair)	 Peter Brennan
 Martin Zaiter	 Sameer Pandey

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSSCC-21 – City of Parramatta – DA968/2016/A
2	PROPOSED DEVELOPMENT	Section 4.55 (2) modification to DA/968/2016 for 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. The proposed modifications include reconfiguration of the layout and arrangement of apartments within the floorplate of the tower (Building B3), a reduction in the number of apartments from 556 to 555, changes to the materiality and design of the facades of the tower and minor changes to ground floor terraces in Buildings B1 and B2.
3	STREET ADDRESS	160 Hawkesbury Road, Westmead
4	APPLICANT OWNER	Combined Projects Westmead Pty Ltd Western Sydney University
5	TYPE OF REGIONAL DEVELOPMENT	Section 4.55 (2) modification
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 (Infrastructure) 2007 ○ State Environmental Planning Policy (State and Regional Development) 2011 ○ State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017 ○ State Environmental Planning Policy No 65 – Design Quality of Residential Apartment Development ○ Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005 (Deemed SEPP) ○ 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: Nil

		<ul style="list-style-type: none"> 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: 1 November 2019 Written submissions during public exhibition: one (1) Verbal submissions at the public meeting: <ul style="list-style-type: none"> In support – Nil In objection – Nil Council assessment officer – Aryan Qayumi, Jonathon Cleary On behalf of the applicant – James McCarthy and Aaron Sutherland
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> Briefing: 6 November 2019 <ul style="list-style-type: none"> <u>Panel members</u>: Paul Mitchell (Acting Chair) and Martin Zaiter <u>Council assessment staff</u>: Aryan Qayumi, Jonathon Cleary Final briefing to discuss council's recommendation, 10 December 2019, 12:30pm. Attendees: <ul style="list-style-type: none"> <u>Panel members</u>: Lindsay Fletcher (Acting Chair), Peter Brennan, Sameer Pandey and Martin Zaiter <u>Council assessment staff</u>: Aryan Qayumi, Alex McDougall, Brad Roeleven, Myfanwy McNally
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report