

DETERMINATION AND STATEMENT OF REASONS

SYDNEY CENTRAL CITY PLANNING PANEL

DATE OF DETERMINATION	15 November 2021
DATE OF PANEL DECISION	15 November 2021
PANEL MEMBERS	Abigail Goldberg (Chair), David Ryan, Roberta Ryan, Sameer Pandey and Martin Zaiter
APOLOGIES	None
DECLARATIONS OF INTEREST	None

Papers circulated electronically on 2 November 2021.

MATTER DETERMINED

PPSSCC-278 - DA/868/2018/E – City of Parramatta - 158-164 Hawkesbury Road, Westmead, Section 4.55 (2) modification to approved DA/868/2018 for the construction of 2 x mixed use buildings of 8 and 11 storeys comprising retail, commercial and educational uses and a childcare centre with 2 levels of basement on Lot 2. The proposal was approved as an Integrated development under the Water Management Act 2000. Modifications sought include internal and external changes to the west tower of the Westmead IQ development (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 and the matters observed at site inspections 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*.

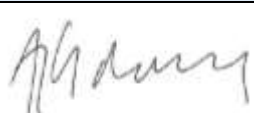



The decision was unanimous.

REASONS FOR THE DECISION

The panel determined to approve the application for the reasons outlined in the council assessment report.

CONSIDERATION OF COMMUNITY VIEWS

In coming to its decision, the Panel notes that they were no written submissions made during public exhibition.

PANEL MEMBERS	
 Abigail Goldberg (Chair)	 David Ryan
 Roberta Ryan	 Martin Zaiter

Sameer Pandey

Sameer Pandey

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSSCC-278 - DA/868/2018/E – City of Parramatta
2	PROPOSED DEVELOPMENT	Section 4.55 (2) modification to approved DA/868/2018 for the construction of 2 x mixed use buildings of 8 and 11 storeys comprising retail, commercial and educational uses and a childcare centre with 2 levels of basement on Lot 2. The proposal was approved as an Integrated development under the Water Management Act 2000. Modifications sought include internal and external changes to the west tower of the Westmead IQ development
3	STREET ADDRESS	158-164 Hawkesbury Road, Westmead
4	APPLICANT/OWNER	Western Sydney University
5	TYPE OF REGIONAL DEVELOPMENT	Section 4.55(2) modification application
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> Environmental planning instruments: <ul style="list-style-type: none"> State Environmental Planning Policy (Sydney Harbour Catchment) 2005 State Environmental Planning Policy No. 65 – Design Quality of Residential Apartment Development State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004 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 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 2021 Written submissions during public exhibition: 0
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> Briefing: 6 October 2021 Panel Members: Abigail Goldberg (Chair), David Ryan, Noni Ruker, Sameer Pandey and Martin Zaiter Council Officers: Denise Fernandez and Claire Stephens Site inspection: Site inspection: Site inspections have been curtailed due

		<p>to COVID-19. Where relevant, Panel members undertook site inspection individually.</p> <ul style="list-style-type: none"> Papers were circulated electronically 2 November 2021.
9	COUNCIL RECOMMENDATION	Approve
10	DRAFT CONDITIONS	Attached to the council assessment report