

# **DETERMINATION AND STATEMENT OF REASONS**

SYDNEY CENTRAL CITY PLANNING PANEL

| DATE OF DETERMINATION    | 23 December 2020   |
|--------------------------|--|
| DELEGATED DECISION MAKER | David Birds, Acting Executive Director, City Planning and Design |

Decision made on 23 December 2020

## **MATTER DETERMINED**

PPSSCC-83 – Parramatta – DA/135/2020 16 Park Avenue, Westmead – Demolition, tree removal and construction of a new 6-storey medical centre with two neighbourhood shop tenancies at ground level over basement car parking. (as described in Schedule 1)

This decision was made under the delegation of the **SYDNEY CENTRAL CITY PLANNING PANEL** made on 14 December 2020

## **CONSIDERATION AND DECISION**

The decision maker considered: the matters listed at item 6, the material listed at item 7 and the material presented at meetings and briefings as discussed in the report and listed at item 8 in Schedule 1.

## **Development application**

It was determined to approve the development application pursuant to section 4.16 of the *Environmental Planning and Assessment Act 1979*.

#### **REASONS FOR THE DECISION**

It was determined to approve the application for the reasons outlined in the council assessment report.

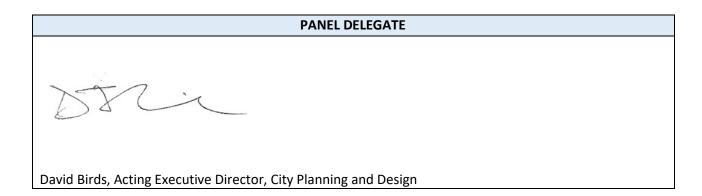
## **CONDITIONS**

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

# **CONSIDERATION OF COMMUNITY VIEWS**

In coming to the decision written submissions made during the public exhibition were considered.

Concerns raised by the community have been adequately addressed in the assessment report.



| SCHEDULE 1 |   |  |
|------------|---|--|
| 1          | PANEL REF – LGA – DA NO.                              | PPSSCC-83 – Parramatta – DA/135/2020   |
| 2          | PROPOSED DEVELOPMENT                                  | Demolition, tree removal and construction of a new 6-storey medical centre with two neighbourhood shop tenancies at ground level over basement car parking.  |
| 3          | STREET ADDRESS  | 16 Park Avenue, Westmead   |
| 4          | APPLICANT/OWNER                                       | St Mary Community Group Pty Ltd  |
| 5          | TYPE OF REGIONAL DEVELOPMENT                          | Private infrastructure and community facilities over \$5 million   |
| 6          | RELEVANT MANDATORY<br>CONSIDERATIONS                  | <ul> <li>Environmental planning instruments:         <ul> <li>Environmental Planning and Assessment (EP&amp;A) Act 1979</li> <li>EP&amp;A Regulation 2000</li> <li>SEPP (Infrastructure) (ISEPP) 2007</li> <li>SEPP (Sydney and Regional Development) 2011</li> <li>SEPP (Sydney Harbour Catchment) (SEPP Sydney Harbour) 2005</li> <li>SEPP No. 55 (Remediation) (SEPP 55)</li> <li>SEPP (Vegetation in Non-Rural Areas)</li> <li>Parramatta Local Environmental Plan (PLEP) 2011</li> </ul> </li> <li>Draft environmental planning instruments: Nil</li> <li>Development control plans:         <ul> <li>Parramatta Development Control Plan 2011</li> </ul> </li> <li>Planning agreements: Nil</li> <li>Provisions of the Environmental Planning and Assessment Regulation 2000: Clause 92, Clause 98</li> <li>Coastal zone management plan: Nil</li> <li>The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality</li> <li>The suitability of the site for the development</li> <li>Any submissions made in accordance with the Environmental Planning and Assessment Act 1979 or regulations</li> <li>The public interest, including the principles of ecologically sustainable development</li> </ul> |
| 7          | MATERIAL CONSIDERED BY<br>THE PANEL                   | <ul> <li>Council assessment report: 2 December 2020</li> <li>Parramatta Design Excellence Advisory Panel comments: 10 September 2020</li> <li>Written submissions during public exhibition: Five</li> <li>Total number of unique submissions received by way of objection: Five</li> </ul>   |
| 8          | MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL | <ul> <li>Briefing: 12 November 2020</li> <li>Panel members: Abigail Goldberg (Chair), David Ryan, Gabrielle Morrish</li> <li>Council assessment staff: Frances Mehrtens, Jonathan Cleary</li> </ul>  |
| 9          | COUNCIL<br>RECOMMENDATION                             | Approval   |
| 10         | DRAFT CONDITIONS                                      | Attached to the council assessment report  |