

<b>DATE OF DETERMINATION</b>	23 December 2020
<b>DELEGATED DECISION MAKER</b>	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.

<b>PANEL DELEGATE</b>
 <p>David Birds, Acting Executive Director, City Planning and Design</p>

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 CONSIDERATIONS	<ul style="list-style-type: none"> <li>Environmental planning instruments: <ul style="list-style-type: none"> <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 (State 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 style="list-style-type: none"> <li>Parramatta Development Control Plan 2011</li> </ul> </li> <li>Planning agreements: Nil</li> <li>Provisions of the <i>Environmental Planning and Assessment Regulation 2000</i>: 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 <i>Environmental Planning and Assessment Act 1979</i> or regulations</li> <li>The public interest, including the principles of ecologically sustainable development</li> </ul>
7	MATERIAL CONSIDERED BY THE PANEL	<ul style="list-style-type: none"> <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 style="list-style-type: none"> <li>Briefing: 12 November 2020 <ul style="list-style-type: none"> <li><u>Panel members</u>: Abigail Goldberg (Chair), David Ryan, Gabrielle Morrish</li> <li><u>Council assessment staff</u>: Frances Mehrstens, Jonathan Cleary</li> </ul> </li> </ul>
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report