

RESOLUTION OF THE SYDNEY CENTRAL CITY PLANNING PANEL

Background

The Sydney Central City Planning Panel (Panel) has identified that the following development applications are suitable to be delegated by the Panel to the City of Parramatta Council for staff determination:

- DA/135/2020 at 16 PARK AVENUE WESTMEAD proposing a demolition, tree removal, and construction of a new 6 storey medical centre with ancillary cafe, pharmacy, and associated signage over basement car parking at Medical Centre.
- DA/269/2020 at 24-26 RAILWAY PARADE WESTMEAD 2145 proposing demolition, tree removal and construction of a part 4, part 14 storey mixed use development comprising retail, reinstatement of the existing tavern, supermarket and medical centre from basement to level 2, 3 storeys of commercial use and 6 storeys for use as a hotel over 3 levels of basement carparking for 127 vehicles. The proposal also includes changes to the VPA relating to public domain upgrades, site preparation works, public domain works and an accessible through site link.
- DA/242/2020 at 264-268 PENNANT HILLS ROAD CARLINGFORD proposing consolidation of the existing lots, re- subdivision to create 2 lots with associated road and pathway infrastructure, civil works and construction of an affordable housing development comprising 162 apartments with basement parking on Lot A.
- DA/528/2019 at 12-14 Birnie Avenue, LIDCOMBE proposing construction of 2 residential towers comprising 419 apartments over 4 levels of basement carparking; construction of a new road plus all associated landscaping, civil and public domain works.

City of Parramatta Council has agreed to the delegation of these applications.

Reasons for the Panel's decision are:

DA/135/2020 at 16 PARK AVENUE WESTMEAD.

- The application received five unique submissions during the notification period. All issues raised in submissions have been addressed either through design amendments or conditions of consent.
- All conditions have been agreed between the applicant and Council.
- The application does not trigger the requirement for a public meeting to be held.

DA/269/2020 at 24-26 RAILWAY PARADE WESTMEAD.

- The application received three unique submissions during the notification period. All issues raised in submissions have been addressed either through design amendments or conditions of consent.
- All conditions have been agreed between the applicant and Council.
- The application does not trigger the requirement for a public meeting to be held.
- All internal and external stakeholder issues have been addressed, including matters raised by TfNSW.

DA/242/2020 at 264-268 PENNANT HILLS ROAD CARLINGFORD.

- The application received nine unique submissions during two notification periods. All issues raised in submissions have been addressed either through design amendments or conditions of consent.
- The majority of conditions have been agreed between the applicant and Council. Where conditions are not agreed, it is related to stormwater drainage requirements, landscape and public domain design details, electricity supply certification, hazardous waste procedures, hours of work and the General Terms of Approval issued by TfNSW.
- The application does not trigger the requirement for a public meeting to be held.
- All internal and external stakeholder issues have been addressed.

DA/528/2019 at 12-14 Birnie Avenue, LIDCOMBE.

- The application is recommended for refusal in relation to Basix, glare and wind issues.
- The application received three unique submissions (16 submissions in total) during notification. All issues raised in submissions have been considered. The application is recommended for refusal.
- A pathway for resolution of these issues has been discussed with the applicant.

The Minister for Planning and Public Spaces has provided approval under section 2.16(6) of *the Environmental Planning and Assessment Act 1979* (EP&A Act) for any Sydney district or regional planning panel to delegate any of its functions under the EP&A Act or any other Act (other than the power of delegation) to the general manager or other staff of a council, for any area or part of any area for which the Sydney district or regional planning panel is constituted.

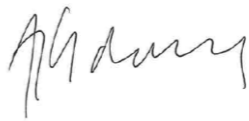


As such, the panel agreed to delegate the matters to Council staff for determination.

Resolution

This is a resolution of the Panel made on 14 December 2020 in accordance with Schedule 2 Part 5 of the EP&A Act.

That pursuant to section 2.16(6)(c) of the EP&A Act 1979 the Panel resolves to delegate to the Executive Director – City Planning & Design of the council the power to make a determination as consent authority under section 2.16(6)(c) of the EP&A Act on:

- DA/135/2020 at 16 PARK AVENUE WESTMEAD;
- DA/269/2020 at 24-26 RAILWAY PARADE WESTMEAD;
- DA/242/2020 at 264-268 PENNANT HILLS ROAD CARLINGFORD; and
- DA/528/2019 at 12-14 BIRNIE AVENUE, LIDCOMBE

		
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