

<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-98– [City of Parramatta] – [DA/269/2020] at [24-26 Railway Parade , Westmead] – Demolition, tree removal and construction of a part 4, part 14- storey mixed use development over 4 levels of basement. The mixed-use development will comprise commercial uses, a tavern, a medical centre and a hotel. 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. The proposal is Integrated Development pursuant to the Water Management Act 2000.

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.	
2	PROPOSED DEVELOPMENT	Demolition, tree removal and construction of a part 4, part 14- storey mixed use development over 4 levels of basement. The mixed-use development will comprise commercial uses, a tavern, a medical centre and a hotel. 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. The proposal is Integrated Development pursuant to the Water Management Act 2000.
3	STREET ADDRESS	24-26 Railway Parade, Westmead.
4	APPLICANT/OWNER	Drill Pty Ltd
5	TYPE OF REGIONAL DEVELOPMENT	General development over \$30 million
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> <li>Environmental planning instruments: <ul style="list-style-type: none"> <li>State Environmental Planning Policy 55 –Remediation of Land</li> <li>State Environmental Planning Policy (Infrastructure) 2007(ISEPP)</li> <li>State Environmental Planning Policy (State and Regional Development) 2011</li> <li>State Environmental Planning Policy (Vegetation in Non Rural Areas) 2017.</li> <li>Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005</li> <li>Parramatta Local Environmental Plan 2011 (PLEP 2011)</li> </ul> </li> <li>Draft environmental planning instruments: <ul style="list-style-type: none"> <li>Parramatta Local Environmental Plan 2020</li> </ul> </li> <li>Development control plans: <ul style="list-style-type: none"> <li>Parramatta Development Control Plan 2011 (PDCP 2011)</li> </ul> </li> <li>Planning agreements: Voluntary Planning Agreement</li> <li>Provisions of the <i>Environmental Planning and Assessment Regulation 2000</i>: Nil</li> <li>Coastal zone management plan: Nil</li> <li>There will no significant 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: 4 December 2020</li> <li>List any clause 4.6 variation requests here</li> <li>Written submissions during public exhibition: 3</li> <li>Total number of unique submissions received by way of objection: 3</li> </ul>
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	<p><b>Briefing: 5 August 2020</b></p> <ul style="list-style-type: none"> <li><u>Panel members:</u> <ul style="list-style-type: none"> <li>Abigail Goldberg - Chair</li> <li>David Ryan Panel Member</li> <li>Martin Zaiter -Panel Member</li> </ul> </li> <li><u>Council assessment staff:</u></li> </ul>

		<ul style="list-style-type: none"> <li>o Deepa Randhawa</li> <li>o Stephen Chong</li> </ul> <p><b>Briefing: 12 November 2020</b></p> <ul style="list-style-type: none"> <li>o Abigail Goldberg - Chair</li> <li>o David Ryan Panel Member</li> <li>o Martin Zaiter -Panel Member</li> <li>o Council assessment staff:</li> <li>o Deepa Randhawa</li> <li>o Amir Mousavi</li> <li>o Stephen Chong</li> </ul>
<b>9</b>	<b>COUNCIL RECOMMENDATION</b>	<b>Approval</b>
<b>10</b>	<b>DRAFT CONDITIONS</b>	Attached to the council assessment report