

JOINT REGIONAL PLANNING PANEL (Sydney West Region)

JRPP No	2013SYW045
DA Number	DA/241/2013
Local Government Area	Parramatta City Council
Proposed Development	Demolition, tree removal and construction of a 22 storey mixed use development containing 156 apartments and 7 commercial units over basement car parking. The application includes the retention of the existing heritage items on site for use as commercial premises
Street Address	113-117A Wigram Street, Harris Park & 23-29 Hassall Street, Parramatta
Applicant/Owner	<p>APPLICANT: Hassall Street Property Pty Ltd</p> <p>OWNER/S: GLMC Properties Pty Limited; Mistykal Pty Limited; Mr P Nikoloudis and Mr B Nikoloudis and Mr P Nikoloudis; Ms K A Schulz and Mr M G Schulz; Ms I Lambrousis and Mr V Georgoudis; Mr B J Green, Mr F J B Curran & Mr D J Weston</p>
Number of Submissions	4
Regional Development Criteria (Schedule 4A of the Act)	Schedule 4A(3) Development that has a capital investment value of more than \$20 million
List of All Relevant s79C(1)(a) Matters	<ul style="list-style-type: none"> • State Environmental Planning Policy No. 55 - Remediation of Land • State Environmental Planning Policy No. 65 (Design Quality of Residential Flat Buildings) • State Environmental Planning Policy (Infrastructure) 2007 • State Environmental Planning Policy (BASIX) 2004 • Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005 • Parramatta City Centre Local Environmental Plan 2007 • Parramatta City Centre Development Control Plan 2007 • Parramatta Local Environmental Plan 2011 (Amended)

List all documents submitted with this report for the panel's consideration	<p>Architectural Plans by Architex</p> <p>Landscape Drawings by RFA Landscape Architects</p> <p>Engineering Plans by Australian Consulting Engineers</p> <p>Details of Drawings and Documents are listed in Condition 1 of the Recommendation section of the Section 79C Report</p>
Recommendation	Approval with conditions
Report by	<p>Kate Lafferty</p> <p>Senior Development Assessment Officer</p> <p>Parramatta City Council</p>

Assessment Report and Recommendation Cover Sheet
