

SYDNEY WEST JOINT REGIONAL PLANNING PANEL

Meeting held at **Parramatta City Council** on **Wednesday 12 August 2015 at 1.00 pm**

Panel Members: Mary-Lynne Taylor (Chair), Bruce McDonald, Stuart McDonald, Cr Jean Pierre Abood and Cr Andrew Wilson

Apologies: None

Declarations of Interest: None

Determination and Statement of Reasons

2015SYW032 – Parramatta, DA/67/2015, Demolition of existing structures and construction of a 41 level building containing 216 units and 1 shop over basement car parking, 11 Hassall Street, Parramatta (Lot 1 DP 951181)

Date of determination: 12 August 2015

Decision:

The panel determined to approve the development application as described in Schedule 1 pursuant to section 80 of the *Environmental Planning and Assessment Act 1979*.

Panel consideration:

The panel considered: the matters listed at item 6, the material listed at item 7 and the material presented at meetings and the matters observed at site inspections listed at item 8 in Schedule 1.

Reasons for the panel decision:

Whilst the Panel notes that this scheme has been prepared to be consistent with an individual planning proposal on this site and its final design has resulted from an architectural design competition and award of design excellence and is consistent with those factors, there appears to have been no requirement or capacity to compel consolidation with neighbouring sites or even shared car parking with the approved residential flat buildings to the west and bonuses have been given for the design excellence (even though the full extent of the available bonuses have not been taken up) the design is presently out of character with the height of its surroundings. The present proposal has however, by its slim tower approach in a dense urban locality, has assisted to mitigate overshadowing and solar impact and the design is anticipated to integrate with the future scale and character of the area.



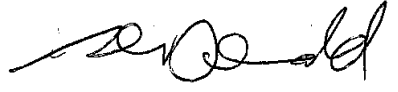


Accordingly the Panel has agreed with the Council town planning assessment that found this approach satisfactory in the circumstances of this application.

1. The proposed facility will add to the supply and choice of housing within the Central West Metropolitan Subregion and the Parramatta Central Business District in a location with ready access to metropolitan transport services and the amenity and services offered by the CBD.
2. The proposed development adequately satisfies the relevant State Environmental Planning Policies including SEPP 65 Design Quality of Residential Flat Development and associated Residential Flat Design Code, SEPP (Infrastructure) 2007 and SEPP 55 Remediation of Land.
3. The proposal adequately satisfies the provisions and objectives of Parramatta City Centre LEP 2007 as recently amended in regard to the subject site. Parramatta DCP 2011 is considered of little weight in this case given the proposals development via the design review processes and approval of the planning proposal on which it is founded.
4. The scale and architectural treatment adopted for the proposal are consistent with that anticipated in the planning proposed adopted specifically for this site.
5. The proposed development will have no unacceptable adverse impacts on the performance of the local road network or the flow patterns of Clay Cliff Creek. The Panel recognizes that the development will have overshadowing and solar access impacts on existing and approved development nearby. It is also noted these matters have been addressed and found acceptable by the design review processes applied and the assessment of the site specific planning proposal on which this proposal is founded.
6. In consideration of conclusions 1-5 above the Panel considers the proposed development is a suitable use of the site and approval of the proposal is in the public interest.

SYDNEY WEST JOINT REGIONAL PLANNING PANEL

Conditions: The development application was approved subject to the amended conditions presented at the meeting with amendments to Condition 1, Condition 16(d), Condition 42, Condition 64, Condition 82, Condition 116 and Deletion of Condition 4, Condition 21, Condition 81.

Panel members:

 Mary-Lynne Taylor	 Bruce McDonald	 Stuart McDonald
 Andrew Wilson	 Jean Pierre Abood	

SYDNEY WEST JOINT REGIONAL PLANNING PANEL

SCHEDULE 1

1	JRPP Reference – 2015SYW032, LGA – Parramatta City Council, DA/67/2015
2	Proposed development: Demolition of existing structures and construction of a 41 level building containing 216 units and 1 shop over basement car parking.
3	Street address: 11 Hassall Street, Parramatta (Lot 1 DP 951181)
4	Applicant and Owner: Sonenco Parramatta Pty Ltd and Saab Parramatta Pty Ltd
5	Type of Regional development: The development has a capital investment value of more than \$20 million.
6	Relevant mandatory considerations <ul style="list-style-type: none"> • Environmental planning instruments: <ul style="list-style-type: none"> ◦ State Environmental Planning Policy No. 55 – Remediation of Land ◦ State Environmental Planning Policy 65 – Design Quality of Residential Flat Development ◦ State Environmental Planning Policy (Infrastructure) 2007 ◦ Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005 (Deemed SEPP) ◦ Parramatta City Centre Local Environmental Plan 2007 • Draft environmental planning instruments: Nil • Development control plans: <ul style="list-style-type: none"> ◦ Parramatta Development Control Plan 2011 • Planning agreements: Nil • Regulations: <ul style="list-style-type: none"> ◦ Environmental Planning and Assessment Regulation 2000 • The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality. • The suitability of the site for the development. • Any submissions made in accordance with the EPA Act or EPA Regulation. • The public interest.
7	Material considered by the panel: Council assessment report with recommended conditions and written submissions. Verbal submissions at the panel meeting: <ul style="list-style-type: none"> • Peter Kerr • John Dermatis • Matthew Norman
8	Meetings and site inspections by the panel: 12 August 2015 – Site Inspection and Final Briefing meeting.
9	Council recommendation: Approval
10	Conditions: Attached to council assessment report