

## DETERMINATION AND STATEMENT OF REASONS

### SYDNEY WEST CENTRAL PLANNING PANEL

<b>DATE OF DETERMINATION</b>	21 December 2016
<b>PANEL MEMBERS</b>	Ed Blakely (Chair), Mary-Lynne Taylor, Paul Mitchell, David Ryan and Richard Thorp
<b>APOLOGIES</b>	None
<b>DECLARATIONS OF INTEREST</b>	None

Electronic meeting held between 9 December 2016 and 21 December 2016.

#### MATTER DETERMINED

2016SYW044 – City of Parramatta Council – DA/738/2014/A - 10 - 32 East Street, GRANVILLE (AS DESCRIBED IN SCHEDULE 1)

#### PANEL CONSIDERATION AND DECISION

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.

The Panel determined to approve the development application as described in Schedule 1 pursuant to section 96 of the *Environmental Planning and Assessment Act 1979*. The decision was unanimous.

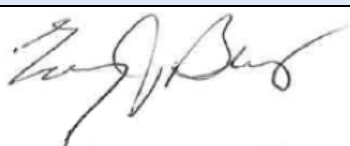
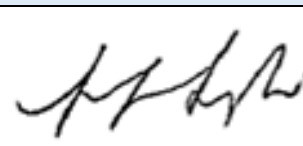



#### REASONS FOR THE DECISION

The reasons for the decision of the Panel were that the proposed development:

1. is substantially the same as the development which has already been approved for this site.
2. rationalises minor elements of the development that slightly increase landscaped area and improve the amenity of some units
3. It has not been the subject of any internal or external objections.

#### CONDITIONS

The development application was approved subject to the conditions in the Council Assessment Report.

PANEL MEMBERS	
 Ed Blakely (Chair)	 Mary-Lynne Taylor
 Paul Mitchell	 David Ryan
 Richard Thorp	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	2016SYW044 – City of Parramatta Council – DA/738/2014/A
2	PROPOSED DEVELOPMENT	<p>Section 96(2) Modification to the approved demolition, tree removal and construction of a staged mixed use development complex containing three buildings with 6 commercial tenancies and 463 residential units, over basement car parking. Modifications include:</p> <ul style="list-style-type: none"> <li>• Consolidation of basement levels below Blocks A and B;</li> <li>• Reconfiguration of the ground level commercial space resulting in a minor reduction of 29m2 of commercial floor space;</li> <li>• Inclusion of substation on the ground level of building A;</li> <li>• Deletion of car park ramp at rear of building B resulting in increased landscaped area;</li> <li>• Increase in car parking spaces for Block A and B from 491 to 542;</li> <li>• Reallocation of car spaces; and</li> <li>• Additional 68 storage spaces within the basement levels.</li> </ul>
3	STREET ADDRESS	10 - 32 East Street, GRANVILLE
4	APPLICANT/OWNER	Toplace Pty Ltd
5	TYPE OF REGIONAL DEVELOPMENT	S96(2) modification of a development application which was originally referred as regionally significant development ( General development over \$20 million)
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> <li>• Parramatta Local Environment Plan 2011</li> <li>• Parramatta Development Control Plan 2011</li> <li>• Parramatta Section 94A Plan</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 dated 28 November 2016</li> <li>• Written submissions during public exhibition: none</li> </ul>
8	MEETINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> <li>• Electronic discussion between 9 December 2016 and 21 December 2016</li> </ul>
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report