

## COUNCIL ASSESSMENT REPORT

<b>Panel Reference</b>	2016SYW121
<b>DA Number</b>	DA/540/2016
<b>LGA</b>	City of Parramatta
<b>Proposed Development</b>	Demolition of existing structures and construction of a 39 storey mixed use development containing ground floor commercial/retail tenancies and 398 apartments over 4 levels of basement car parking
<b>Street Address</b>	78-100 Church Street Parramatta
<b>Applicant/Owner</b>	Applicant: Eco World c/- Think Planners Pty Ltd Owner: Eco World Sydney Development Pty Ltd
<b>Date of DA lodgement</b>	27 June 2016
<b>Number of Submissions</b>	3
<b>Recommendation</b>	Deferred Commencement Consent
<b>Regional Development Criteria (Schedule 4A of the EP&amp;A Act)</b>	CIV exceeds \$20 million
<b>List of all relevant s79C(1)(a) matters</b>	<ul style="list-style-type: none"> <li>• State Environmental Planning Policy No. 55 - Remediation of Land</li> <li>• State Environmental Planning Policy No. 65 (Design Quality of Residential Flat Buildings)</li> <li>• State Environmental Planning Policy (Infrastructure) 2007</li> <li>• State Environmental Planning Policy (BASIX) 2004</li> <li>• State Environmental Planning Policy (Urban Renewal) 2010</li> <li>• Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005</li> <li>• Parramatta Local Environmental Plan 2011</li> <li>• Parramatta Development Control Plan 2011</li> </ul>
<b>List all documents submitted with this report for the Panel's consideration</b>	All plans and documents listed within Condition 1 of the Recommendation section of the Assessment Report
<b>Report prepared by</b>	Kate Lafferty
<b>Report date</b>	8 November 2016

### Summary of s79C matters

Have all recommendations in relation to relevant s79C matters been summarised in the Executive Summary of the assessment report?

**Yes**

### Legislative clauses requiring consent authority satisfaction

Have relevant clauses in all applicable environmental planning instruments where the consent authority must be satisfied about a particular matter been listed, and relevant recommendations summarized, in the Executive Summary of the assessment report?

**Yes**

*e.g. Clause 7 of SEPP 55 - Remediation of Land, Clause 4.6(4) of the relevant LEP*

### Clause 4.6 Exceptions to development standards

If a written request for a contravention to a development standard (clause 4.6 of the LEP) has been received, has it been attached to the assessment report?

**Not Applicable**

### Special Infrastructure Contributions

Does the DA require Special Infrastructure Contributions conditions (S94EF)?

**Not Applicable**

*Note: Certain DAs in the Western Sydney Growth Areas Special Contributions Area may require specific Special Infrastructure Contributions (SIC) conditions*

### Conditions

Have draft conditions been provided to the applicant for comment?

**Yes**

*Note: in order to reduce delays in determinations, the Panel prefer that draft conditions, notwithstanding Council's recommendation, be provided to the applicant to enable any comments to be considered as part of the assessment report*