

COUNCIL ASSESSMENT REPORT

Panel Reference	2016SYW162
DA Number	DA/730/2016
LGA	Parramatta
Proposed Development	Demolition of existing structures and construction of a 24 storey mixed use development containing 173 residential apartments and ground floor retail and commercial area, four levels of basement car parking and associated subdivision for road dedication. The proposed development is identified as Nominated Integrated Development for the purposes of the Roads Act 1993 and the Water Management Act 2000.
Street Address	5-7 Parkes Street, PARRAMATTA NSW 2150
Applicant/Owner	Dyldam Developments Pty Ltd / Parkmeng Pty Ltd
Date of DA lodgement	9 August 2016
Number of Submissions	First notification: Three (3) Second notification: Two (2)
Recommendation	Approval
Regional Development Criteria (Schedule 4A of the EP&A Act)	The proposed development is defined as General Development in Schedule 4A with a capital investment value exceeding \$20 million. The application requires determination by the Sydney West Central Planning Panel.
List of all relevant s79C(1)(a) matters	<ul style="list-style-type: none"> • Environmental Planning & Assessment Act 1979, Part 4 – Development Assessment & Schedule 4A – Development for which regional panels are authorised to exercise consent authority functions of councils; • Environmental Planning & Assessment Regulation 2000, Part 6 – Procedures relating to Development Applications; • State Environmental Planning Policy (Infrastructure) 2007; • State Environmental Planning Policy No.55 – Remediation of Land; • State Environmental Planning Policy No.65 – Design Quality of Residential Flat Development; • State Environmental Planning Policy (Building Sustainability Index – BASIX) 2004; • Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005; • Parramatta Local Environmental Plan 2011; • Parramatta Development Control Plan 2011; • Voluntary Planning Agreement dated 28 June 2016 entered into under section 93F; • Roads Act 1993 (Nominated Integrated Development); • Water Management Act 2000 (Nominated Integrated Development);
List all documents submitted with this report for the Panel's consideration	<ul style="list-style-type: none"> • Recommended conditions of consent • Plans and Elevations • Copy of submissions
Report prepared by	Stan Fitzroy-Mendis, Team Leader Development Assessment
Report date	27 April 2017

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?

N/A

Special Infrastructure Contributions

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

N/A

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