

DETERMINATION AND STATEMENT OF REASONS
SYDNEY WEST CENTRAL PLANNING PANEL

DATE OF DETERMINATION	Tuesday, 18 July 2017
PANEL MEMBERS	Edward Blakely (Chair), Mary-Lynne Taylor, Paul Mitchell, Ric Thorp and David Ryan
APOLOGIES	None
DECLARATIONS OF INTEREST	None

Electronic meeting held between Select Date and Select Date.

MATTER DETERMINED

2017SWC042 – Parramatta – DA/67/2015/A AT 11 Hassall Street PARRAMATTA (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:

1. The proposed 2 additional storeys and 8 apartments are demonstrated in the Council report to have no adverse impacts.
2. The proposal is broadly compliant with applicable planning controls, including maximum FSR and height (inclusive of design excellence bonuses), or where there are variations, they have been reasonably justified.
3. The modified design is appropriate for the site and context and has been endorsed by the Design Jury.
4. No public submissions were received in relation to the application.

CONDITIONS

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

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

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	2017SWC042 – Parramatta – DA/67/2015/A
2	PROPOSED DEVELOPMENT	Section 96(2) modification to the approved demolition and construction of a 41 storey mixed use development. The modification involves the increase in building height by two (2) storeys resulting in eight (8) additional residential apartments.
3	STREET ADDRESS	11 Hassall Street PARRAMATTA
4	APPLICANT/OWNER	Saab Parramatta Pty Ltd and Sonenco Parramatta Pty Ltd
5	TYPE OF REGIONAL DEVELOPMENT	General development over \$20 million
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> • Environmental Planning and Assessment Act 1979 • Environmental Planning and Assessment Regulations 2000 • State Environmental Planning Policy (Sydney Harbour Catchment) 2005 • State Environmental Planning Policy No 65 – Design Quality of Residential Apartment Development • State and Environmental Planning Policy (Building Sustainability Index: BASIX) 2004 • Parramatta Local Environmental Plan 2011 • Parramatta Development Control Plan 2011 • 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 <i>Environmental Planning and Assessment Act 1979</i> or regulations • The public interest, including the principles of ecologically sustainable development
7	MATERIAL CONSIDERED BY THE PANEL	<ul style="list-style-type: none"> • Council assessment report: 23 June 2017 • Written submissions during public exhibition: nil
8	MEETINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> • Briefing meeting on Wednesday, 14 June 2017
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report