

DETERMINATION AND STATEMENT OF REASONS
SYDNEY CENTRAL CITY PLANNING PANEL PLANNING PANEL

DATE OF DETERMINATION	11 October 2017
PANEL MEMBERS	Edward Blakely (Chair), Mary-Lynne Taylor, Paul Mitchell, David Ryan and Richard Thorp
APOLOGIES	None
DECLARATIONS OF INTEREST	None

Public meeting held at City of Parramatta Council, Church St, Parramatta on 11 October 2017, opened at 10:45 am and closed at 10:50 am.

MATTER DETERMINED

2016SWC061 – City of Parramatta – 241-2013-A AT 113-117A Wigram Street, Harris Park & 23-29 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.

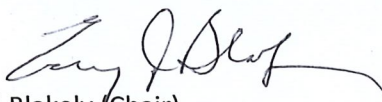

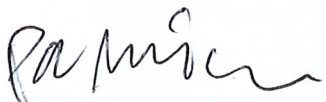
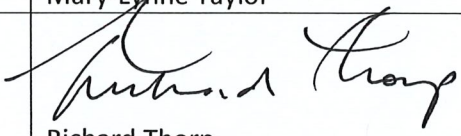

REASONS FOR THE DECISION

The Panel determines the application for modification of the approved development for the following reasons:

1. The development as modified will be substantially the same as that which was originally approved.
2. The modification will improve the appearance of the development and its functionality.
3. The recommended amendment to the application (balconies on units 101 and 108) will protect the privacy of nearby development.

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	 Richard Thorp
 David Ryan	

SCHEDULE 1

1	PANEL REF – LGA – DA NO.	2017/5WC061 – City of Parramatta – 241-2013-A
2	PROPOSED DEVELOPMENT	Section 96(2) Modification to the approved mixed use development
3	STREET ADDRESS	113-117A Wigram Street, Harris Park & 23-29 Hassall Street, Parramatta
4	APPLICANT OWNER	Hassall View Pty Ltd Mr B J Green, Mr F J B Curran and Mr D J Weston
5	TYPE OF REGIONAL DEVELOPMENT	Section 96(2) Modification Application
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> • Environmental Planning and Assessment Act 1979 • Environmental Planning and Assessment Regulation 2000 • State Environmental Planning Policy No 55 – Remediation of Land • State Environmental Planning Policy No 65 – Design Quality of Residential Apartment Development • Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005 • State Environmental Planning Policy (Infrastructure) 2007 • State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004 • State Environmental Planning Policy (State and Regional Development) 2011 • 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: 28 September 2017 • Written submissions during public exhibition: one (1)
8	MEETINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> • Briefing meeting on 6 September 2017 • Final briefing meeting on 11 October 2017 to discuss council's recommendation. Attendees: <ul style="list-style-type: none"> ○ <u>Panel members</u>: Edward Blakely (Chair), David Ryan and Richard Thorp ○ <u>Council assessment staff</u>: Sohini Sen, Stan Fitzroy-Mendis and Liam Frayne
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report