

## DETERMINATION AND STATEMENT OF REASONS

### SYDNEY CENTRAL CITY PLANNING PANEL

<b>DATE OF DETERMINATION</b>	10 May 2019
<b>PANEL MEMBERS</b>	Mary-Lynne Taylor (Acting Chair), Paul Mitchell and Sameer Pandey
<b>APOLOGIES</b>	Lindsay Fletcher and Steven Issa
<b>DECLARATIONS OF INTEREST</b>	Nil

Papers circulated electronically between 30 April 2019 and 10 May 2019.

#### MATTER DETERMINED

Panel Ref – 2018CCI006 – LGA – City of Parramatta – DA/961/2015/B at 14-38 Cowper Street, 21-41 East Street and 5-5A Rowell 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 briefings and the matters observed at site inspections listed at item 8 in Schedule 1.

The Panel determined to approve the development application pursuant to section 4.55 of the *Environmental Planning and Assessment Act 1979*.

The decision was unanimous.

#### REASONS FOR THE DECISION


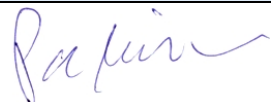

The Panel determined to approve the application for the reasons given in the Council assessment report.

#### CONDITIONS

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

#### CONSIDERATION OF COMMUNITY VIEWS

In coming to its decision, the Panel noted that there were no written submissions made during public exhibition.

PANEL MEMBERS	
 Mary-Lynne Taylor	 Paul Mitchell
 Sameer Pandey	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	Panel Ref – 2018CCI006 – LGA – City of Parramatta – DA/961/2015/B
2	PROPOSED DEVELOPMENT	Section 4.55(2) modification to DA/961/2015 for the approval of a mixed use development comprising 619 residential apartments and 12 commercial tenancies within a building with a 4 storey podium and 3 tower forms, two level basement with 633 car parking spaces. The proposed modification includes the internal reconfiguration of retail tenancies resulting in 24 retail tenancies (12 additional) and an increase to retail gross floor area of 497.7sqm (overall increase of gross floor area from 55,868m2 to 56,365.7m2), reduction in the size of the residential foyers to the western building (Tower C), changes to the basement layout comprising the deletion of western driveway ramps, an additional 39 parking spaces (overall increase from 633 to 672 parking spaces) and the relocation of the retained vehicular access ramps, loading and plant facilities, waste room and general service areas.
3	STREET ADDRESS	Lot 50 in DP 1238546, 38 Cowper Street, GRANVILLE NSW 2142 (formerly known as 14-38 Cowper Street, 21-41 East Street and 5-5A Rowell Street) GRANVILLE
4	APPLICANT/OWNER	Applicant – Think Planners Owners – Beijing Shokai Develotek Sydney Granville Pty Ltd
5	TYPE OF REGIONAL DEVELOPMENT	Clause 2 of Schedule 7 of the State Environmental Planning Policy (State and Regional Development) 2011 as the development has a Capital Investment Value (CIV) in excess of \$30 million. The original proposed development had a CIV of \$164,016,953
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> <li>Environmental planning instruments: <ul style="list-style-type: none"> <li>State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004</li> <li>State Environmental Planning Policy 55 – Remediation of Land</li> <li>State Environmental Planning Policy 65 – Design Quality of Residential Apartment) &amp; Apartment Design Guide</li> <li>State Environmental Planning Policy (Infrastructure) 2007</li> <li>State Environmental Planning Policy (State and Regional Development) 2011</li> </ul> </li> <li>Draft environmental planning instruments: Nil</li> <li>Development control plans: <ul style="list-style-type: none"> <li>Parramatta Development Control Plan 2011</li> </ul> </li> <li>Planning agreements: Nil</li> <li>Provisions of the Environmental Planning and Assessment Regulation 2000</li> <li>Coastal zone management plan: Nil</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</i></li> </ul>

		<i>and Assessment Act 1979</i> or regulations <ul style="list-style-type: none"> <li>• The public interest, including the principles of ecologically sustainable development</li> </ul>
7	<b>MATERIAL CONSIDERED BY THE PANEL</b>	<ul style="list-style-type: none"> <li>• Council assessment report: 24 April 2019</li> <li>• Written submissions during public exhibition: 0</li> </ul>
8	<b>MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL/PAPERS CIRCULATED ELECTRONICALLY</b>	<ul style="list-style-type: none"> <li>• Site Inspection and Briefing – 6 February 2019</li> <li>• Papers circulated electronically between 30 April 2019 and 10 May 2019</li> </ul>
9	<b>COUNCIL RECOMMENDATION</b>	Approval
10	<b>DRAFT CONDITIONS</b>	Attached to the council assessment report