

DATE OF DETERMINATION	8 March 2019
PANEL MEMBERS	Mary-Lynne Taylor (Acting Chair), Paul Mitchell, Peter Brennan, Richard Thorp and Jane Fielding
APOLOGIES	Nil
DECLARATIONS OF INTEREST	Nil

Papers circulated electronically between 28 February 2019 and 8 March 2019.

MATTER DETERMINED

Panel Ref – 2018CCI017 – LGA – City of Parramatta – DA/436/2016/1 at 4, 6 and 7 Parramatta Square, Parramatta and 21R Darcy 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 meeting 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 outlined 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 notes that there was (1) written submission in support of the development application made during public exhibition.

PANEL MEMBERS	
 Mary-Lynne Taylor	 Paul Mitchell
 Jane Fielding	 Peter Brennan



Richard Thorp

SCHEDULE 1

1	PANEL REF – LGA – DA NO.	Panel Ref – 2018CCI017 – LGA – City of Parramatta – DA/436/2016/1
2	PROPOSED DEVELOPMENT	Section 4.55(2) modification to an approved mixed-use development comprising the increase of the maximum building height from 164.10 RL to 170.40 RL resulting from the reconfiguration of the rooftop level to include solar panels, a goods lift and access stair overrun, a building maintenance unit and additional rooftop equipment.
3	STREET ADDRESS	4 Parramatta Square, Parramatta (Lot 1 DP 1234735) 6 Parramatta Square, Parramatta (Lot 2 DP 1234735, Lot 3 DP 1234735) 7 Parramatta Square, Parramatta (Lot 4 DP 1234735) 21R Darcy Street, Parramatta (Lot 5 DP 1234735 & Lot 3 DP 1158833)
4	APPLICANT/OWNER	Applicant – Walker Parramatta Square Developments Pty Ltd Owners – Parramatta Square Property No. 6 Pty Limited, Parramatta Square Property No. 4 Pty Limited and City of Parramatta Council
5	TYPE OF REGIONAL DEVELOPMENT	Section 4.55 (2) modification application
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none">• Environmental planning instruments:<ul style="list-style-type: none">○ State Environmental Planning Policy (Sydney Harbour Catchment) 2005○ State Environmental Planning Policy (State and Regional Development) 2011○ State Environmental Planning Policy No. 55 – Remediation of Land○ Parramatta Local Environmental Plan 2011• Draft environmental planning instruments: Nil• Development control plans:<ul style="list-style-type: none">○ Parramatta Development Control Plan 2011• Planning agreements: Nil• Provisions of the Environmental Planning and Assessment Regulation 2000• Coastal zone management plan: Nil• The likely impacts of the development, including environmental impacts on the natural and built environment and social and

		<p>economic impacts in the locality</p> <ul style="list-style-type: none"> • 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: 27 February 2019 • Written submissions during public exhibition: 1 in support
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL/PAPERS CIRCULATED ELECTRONICALLY	<ul style="list-style-type: none"> • Briefing – 6 February 2019 • Papers circulated electronically between 28 February 2019 and 8 March 2019
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report