



DETERMINATION AND STATEMENT OF REASONS
SYDNEY CENTRAL CITY PLANNING PANEL

DATE OF DETERMINATION	Thursday, 28 June 2018
PANEL MEMBERS	Mary-Lynne Taylor (Chair), Paul Mitchell and Stuart McDonald
APOLOGIES	Sameer Pandey and Steven Issa
DECLARATIONS OF INTEREST	None

Public meeting held at Mantra Parramatta on 28 June 2018, opened at 2:30 pm and closed at 2:50 pm.

MATTER DETERMINED

2018SWC046 – City of Parramatta Council – DA/67/2015/C 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 pursuant to section 4.55 of the *Environmental Planning and Assessment Act 1979*.




The decision was unanimous.

REASONS FOR THE DECISION

1. The Panel is satisfied that the development as modified will be substantially the same as that originally approved.
2. The Panel believes the modifications will have minimal environmental impact.
3. The modifications will improve the functionality and amenity of the building without affecting its externally appearance.
4. The Panel has considered its reasons for approval of the original application and considers the modified development will remain consistent with those reasons.

CONDITIONS

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

PANEL MEMBERS	
 Mary-Lynne Taylor (Chair)	 Paul Mitchell OAM
 Stuart McDonald	

SCHEDULE 1

1	PANEL REF – LGA – DA NO.	2018SWC046 – City of Parramatta Council – DA/67/2015/C
2	PROPOSED DEVELOPMENT	Section 4.55 (1A) Modifications to consent for DA/67/2015 for demolition and construction of a 41 storey mixed use development containing a retail tenancy, 216 apartments and 198 car spaces. Modifications include changes to the external façade including removal of perforated metal screens; revision to the awnings; relocation of gas meter room and retail bin storage areas; relocation of vehicular access gate; and amendments to the balcony corners on Levels 34-41
3	STREET ADDRESS	11 Hassall Street, Parramatta; Lot 1 DP 951181
4	APPLICANT OWNER	PTI Architecture Pty Ltd Saab Parramatta Pty Ltd and Sonenco Parramatta Pty Ltd
5	TYPE OF REGIONAL DEVELOPMENT	Section 4.55(1A) 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 No 55 – Remediation of Land ○ State Environmental Planning Policy No 65 – Design Quality of Residential Apartment Development ○ State Environmental Planning Policy (Infrastructure) 2007 ○ 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 <i>Environmental Planning and Assessment Regulation 2000</i>: Nil • Coastal zone management plan: Nil • 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: 14 May 2018 • Written submissions during public exhibition: one (1) • Verbal submissions at the public meeting: <ul style="list-style-type: none"> ○ On behalf of the applicant – Peter Israel
8	MEETINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> • Briefing meeting on 6 June 2018 • Final briefing meeting to discuss council’s recommendation, 28 June 2018, 1:30 pm. Attendees: <ul style="list-style-type: none"> ○ <u>Panel members</u>: Mary-Lynne Taylor (Chair), Paul Mitchell, Stuart McDonald and Steven Issa ○ <u>Council assessment staff</u>: Sohini Sen and Wendy Wang
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report