

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

Electronic meeting held between 19 July 2018 and 28 July 2018

MATTER DETERMINED

2018SWC056 - City of Parramatta – DA/241/2013/B 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 pursuant to section 4.55 of the *Environmental Planning and Assessment Act 1979*.




The decision was unanimous.

REASONS FOR THE DECISION

1. The proposed modifications do not alter the approved use or the bulk and scale of the development, and the modification works have minimal environmental impact.
2. The modifications do not result in an increase in FSR or building height and are compliant with the development controls outlined in the Parramatta Local Environmental Plan 2011 and the requirements of the relevant State Environmental Planning Policies.

CONDITIONS

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

PANEL MEMBERS	
 Mary-Lynne Taylor (Chair)	 Paul Mitchell OAM
 Lindsay Fletcher	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	2018SWC056 - City of Parramatta – DA/241/2013/B
2	PROPOSED DEVELOPMENT	Section 4.55(1A) modification to DA/241/2013 for an approved 20 storey mixed use development containing 140 apartments, 7 commercial units over basement parking and retention of heritage items. The modifications include changes to Condition 122 of the consent so that air conditioning condensers/units are permitted on residential balconies.
3	STREET ADDRESS	113-117A Wigram Street, HARRIS PARK & 23-29 Hassall Street, PARRAMATTA
4	APPLICANT/OWNER	Hassall View Pty Ltd (applicant and owner)
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: 1 June 2018 • Written submissions during public exhibition: Nil • Council response to Panel member query: 26 June 2018
8	MEETINGS AND SITE INSPECTIONS BY THE PANEL	Electronic discussion between 19 July 2018 and 28 July 2018
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report