

DATE OF DETERMINATION	12 December 2019
PANEL MEMBERS	Paul Mitchell (Acting Chair), Mary-Lynne Taylor, Peter Brennan, Martin Zaiter, Sameer Pandey
APOLOGIES	None
DECLARATIONS OF INTEREST	None

Papers circulated electronically between 6 December 2019 and 12 December 2019.

MATTER DETERMINED

2019CCI015 - Parramatta – DA/961/2015/D at 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 (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.

Development application

The panel determined to approve the development application pursuant to section 4.15 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 and subsequent addendum report.

CONSIDERATION OF COMMUNITY VIEWS

In coming to its decision, the panel notes that no written submissions were made during public exhibition and therefore no issues of concern were raised.

PANEL MEMBERS	
 Paul Mitchell (Acting Chair)	 Mary-Lynne Taylor
 Peter Brennan	 Martin Zaiter
 Sameer Pandey	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	2019CC1015 - Parramatta – DA/961/2015/D
2	PROPOSED DEVELOPMENT	Section 4.55(2) Modification to DA/961/2015 for the approval for a mixed-use development comprising 607 residential apartments and 24 commercial tenancies within a building with a 4 storey podium and 3 tower forms, two level basement with capacity for 688 car parking spaces. The proposed modifications include an additional ten (10) residential apartments on levels 11-20 to the western building (Tower C) resulting in a total of 617 residential units, amendments to the apartment layouts on levels 2-20 to the western building (Tower C) resulting in an overall increase of gross floor area of 742.3m ² , from 57,140.7m ² to 57,883m ² and changes to the structural columns to the western building (Tower C). The application is to be determined by the Sydney Central City Planning Panel.
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	Think Planners
5	TYPE OF REGIONAL DEVELOPMENT	General development over \$30 million
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> • Environmental planning instruments: <ul style="list-style-type: none"> ○ Environmental Planning and Assessment Act 1979 ○ Environmental Planning and Assessment Regulation 2000 ○ Water Management Act 2000 ○ State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004 ○ State Environmental Planning Policy 55 – Remediation of Land ○ State Environmental Planning Policy 65 – Design Quality of Residential Apartment and Apartment Design Guide ○ State Environmental Planning Policy (Infrastructure) 2007 ○ State Environmental Planning Policy (State and Regional Development) 2011 ○ State Environmental Planning Policy (Urban Renewal) 2010 ○ Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005 ○ 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: 5 December 2019 • Amended wording of Condition 43: 9 December 2019 • Written submissions during public exhibition: Nil
8	PAPERS CIRCULATED ELECTRONICALLY	<ul style="list-style-type: none"> • Papers were circulated electronically between 6 December 2019 and 12 December 2019
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report