

## DETERMINATION AND STATEMENT OF REASONS

### SYDNEY CENTRAL CITY PLANNING PANEL

<b>DATE OF DETERMINATION</b>	15 October 2021
<b>PANEL MEMBERS</b>	Abigail Goldberg (Chair), David Ryan, Noni Ruker and Jane Fielding
<b>APOLOGIES</b>	Nil
<b>DECLARATIONS OF INTEREST</b>	<p>Councillors Martin Zaiter and Sameer Pandey advised that they had participated in a Council discussion regarding the Planning Proposal for the site in December 2018. As such, they did not participate in the determination.</p> <p>Richard Thorp advised that the architects for the project are FJMT - Francis-Jones Morehen Thorp Architects. Although Richard retired from FJMT in 2010, his name remains a part of the firm's trading name, and as such there is reasonable potential for others to consider his involvement a conflict of interest. As such, he did not participate in the determination.</p>

Papers circulated electronically on 8 October 2021.

#### MATTER DETERMINED

PPSSCC-226 – City of Parramatta - DA/1263/2016/B, PAN-70359, 12A Parkes Street, Harris Park, Section 4.55(2) modification to a residential tower (as described in Schedule 1)

#### PANEL CONSIDERATION AND DECISION

The Panel considered: the matters listed at item 6, the material listed at items 7 and 8 in Schedule 1.

The Panel determined to approve the development application pursuant to section 4.55(2) of the Environmental Planning and Assessment Act 1979 for the reasons outlined in the Council Assessment Report.

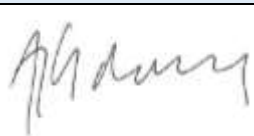

The decision was **unanimous**.

#### 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 were no written submissions received during the public exhibition period.

PANEL MEMBERS	
 Abigail Goldberg (Chair)	 David Ryan

A stylized, cursive handwritten signature in black ink, appearing to read 'Noni Ruker'.

Noni Ruker

A cursive handwritten signature in black ink, appearing to read 'Jane Fielding'.

Jane Fielding

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSSCC-226 – City of Parramatta - DA/1263/2016/B
2	PROPOSED DEVELOPMENT	Section 4.55(2) modification to a residential tower
3	STREET ADDRESS	PAN-70359, 12A Parkes Street, Harris Park
4	APPLICANT/OWNER	Applicant – Soho (Parramatta) Pty Ltd c/-Mecone NSW Pty Ltd Owner – Soho (Parramatta) Pty Ltd
5	TYPE OF REGIONAL DEVELOPMENT	Pursuant to Clause 3 of Schedule 4A of the Environmental Planning and Assessment Act 1979 (at the time of lodgement), the development has a capital investment value of more than \$30 million and triggers the requirements for a Section 4.55(2) modification determination.
6	RELEVANT MANDATORY CONSIDERATIONS	<p>Environmental planning instruments:</p> <ul style="list-style-type: none"> <li>○ State Environmental Planning Policy (State and Regional Development) 2011</li> <li>○ State Environmental Planning Policy (Infrastructure) 2007</li> <li>○ State Environmental Planning Policy No. 55 – Remediation of Land</li> <li>○ State Environmental Planning Policy 65 (Design Quality of Residential Apartment Development)</li> <li>○ State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004</li> <li>○ State Environmental Planning Policy (Sydney Harbour Catchment) 2005</li> <li>○ Parramatta Local Environmental Plan 2011</li> <li>○ Draft environmental planning instruments: Draft Parramatta CBD Planning Proposal, Design and Place SEPP (Explanation of Intended Effect)</li> <li>○ Development control plans: Parramatta Development Control Plan 2011</li> <li>○ Parramatta City Centre S94A Development Contribution Plan (Amendment No. 5)</li> <li>○ Planning agreements: Nil</li> <li>○ Provisions of the Environmental Planning and Assessment Regulation 2000</li> <li>○ Coastal zone management plan: SEPP (Coastal Management) 2018</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 and Assessment Act 1979</i> or regulations</li> <li>○ The public interest, including the principles of ecologically sustainable development</li> </ul>
7	MATERIAL CONSIDERED BY THE PANEL	<ul style="list-style-type: none"> <li>● Council Assessment Report: 30 September 2021</li> <li>● Written submissions during public exhibition: 0</li> </ul>

<b>8</b>	<b>MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL/PAPERS CIRCULATED ELECTRONICALLY</b>	<ul style="list-style-type: none"> <li>• Site inspection - Site inspections have been curtailed due to COVID-19 precautions. Where relevant, Panel members undertook site inspections individually.</li> <li>• Briefing – 2 June 2021</li> <li>• Papers circulated electronically on 8 October 2021.</li> </ul>
<b>9</b>	<b>COUNCIL RECOMMENDATION</b>	Approval
<b>10</b>	<b>DRAFT CONDITIONS</b>	Attached to the Council Assessment Report