

DETERMINATION AND STATEMENT OF REASONS

SYDNEY WESTERN CITY PLANNING PANEL

DATE OF DETERMINATION	30 November 2021
DATE OF PANEL DECISION	29 November 2021
PANEL MEMBERS	Abigail Goldberg (Chair), David Ryan, Roberta Ryan, Sameer Pandey and Martin Zaiter
APOLOGIES	None
DECLARATIONS OF INTEREST	None

Papers circulated electronically on 17 November 2021.

MATTER DETERMINED

PPSSCC-291 - DA/709/2015/B - City of Parramatta Council, 2-4 Cowper Street and 5 East Street, Granville, Section 4.55(2) Modification to DA/709/2015 for a staged development comprising lot consolidation, demolition of existing structures, tree removal, site remediation, excavation of 4 storey basement providing 255 car parking spaces and construction of a 20 storey mixed use building comprising 5 retail tenancies and 264 residential units, landscaping and construction of a public vehicular lane in 2 stages. The modifications include removal of conditions and plans that previously provided for the staging of the development; Revising the basement parking layout in-order to merge the two basement levels; Revision of the rooftop common open space area to reflect the change to staging; Redesign of the ground floor, revision of lifts, and minor changes to apartments. The modification application is Nominated Integrated Development for the purposes of the Water Management Act 2000 (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 4.55 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 no written submissions were made during public exhibition and therefore no issues of concern were raised.

PANEL MEMBERS	
	

Abigail Goldberg (Chair)	David Ryan
	
Roberta Ryan	Martin Zaiter
	
Sameer Pandey	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSSCC-291 - DA/709/2015/B - City of Parramatta Council
2	PROPOSED DEVELOPMENT	Section 4.55(2) Modification to DA/709/2015 for a staged development comprising lot consolidation, demolition of existing structures, tree removal, site remediation, excavation of 4 storey basement providing 255 car parking spaces and construction of a 20 storey mixed use building comprising 5 retail tenancies and 264 residential units, landscaping and construction of a public vehicular lane in 2 stages. The modifications include removal of conditions and plans that previously provided for the staging of the development; Revising the basement parking layout in-order to merge the two basement levels; Revision of the rooftop common open space area to reflect the change to staging; Redesign of the ground floor, revision of lifts, and minor changes to apartments. The modification application is Nominated Integrated Development for the purposes of the Water Management Act 2000.
3	STREET ADDRESS	2-4 Cowper Street and 5 East Street, Granville
4	APPLICANT/OWNER	Ellipse Granville Pty Ltd
5	TYPE OF REGIONAL DEVELOPMENT	Section 4.55(2) Modification
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 65 – Design Quality of Residential Apartment Development State Environmental Planning Policy (BASIX) 2004 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: 2 November 2021 • Written submissions during public exhibition: 0
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> • Site inspection - site inspections have been curtailed due to COVID-19 precautions. Where relevant, Panel members undertook site inspections individually. • Papers circulated electronically on 17 November 2021.
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report