

DETERMINATION AND STATEMENT OF REASONS

SYDNEY CENTRAL CITY PLANNING PANEL

DATE OF DETERMINATION	15 December 2023
DATE OF PANEL DECISION	14 December 2023
DATE OF PANEL BRIEFING	13 December 2023
PANEL MEMBERS	Steve Murray (Acting Chair), Brian Kirk, Elizelle Cilliers, Richard Thorp
APOLOGIES	Jane Fielding
DECLARATIONS OF INTEREST	Abigail Goldberg and David Ryan declared an interest as Abigail undertakes work on behalf of School Education and David's company works for represents Deicorp Projects on other sites.

Papers circulated electronically on 1 December 2023.

MATTER DETERMINED

PPSSCC-427 – City of Parramatta – DA/93/2023 – 34 Hassall Street, Parramatta - A 42 and 43-storey mixed-use development comprising a 3-storey retail and commercial podium (5,804sqm of floorspace), two residential towers of 604 residential apartments and 6 basement levels for 432 car parking spaces. Stratum subdivision of 4 lots for retail and office and residential lots and 604 Strata Subdivision of the 2 residential stratum lots. Demolition of existing structures and removal of trees. The application is nominated integrated development under section 90 of the Water Management Act.

PANEL CONSIDERATION AND DECISION

The panel considered: the matters listed at item 6, the material listed at item 7 and the material presented at briefings and the matters listed at item 8 in Schedule 1.

Development application

The panel determined to approve the development application pursuant to section 4.16 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.

The application has been assessed relative to Section 4.15 of the Environmental Planning and Assessment Act 1979, taking into consideration all relevant state and local planning controls. On balance the proposal has demonstrated a satisfactory response to the objectives and controls of the applicable planning framework.

The proposed development is appropriately located within a locality earmarked for high-density residential redevelopment, however some variations (as detailed within the report) in relation to Apartment Design Guide and the Parramatta DCP 2011 are sought.

Having regard to the assessment of the proposal from a merit perspective, Council officers are satisfied that the development has been responsibly designed and provides for acceptable levels of amenity for future residents. It is considered that the proposal successfully minimises adverse impacts on the amenity of neighbouring properties. Hence the development is consistent with the intentions of the relevant planning controls and represents a form of development contemplated by the relevant statutory and non-statutory controls applying to the land.

In summary, having regard to the assessment within this report, the proposal is considered to be suitable for approval for the following reasons:

- The proposal is in accordance with the type of development envisaged for the site under Parramatta Local Environmental Plan 2011*
- The proposal will contribute to the overall housing supply of the local government area*
- The proposal suitably integrates business, office, residential, retail and other development in accessible locations so as to maximise public transport patronage and encourage walking and cycling.*
- The proposal does not result in any unreasonable environmental impacts and provides for a high quality architectural and urban design outcome.*
- For the reasons given above, approval of the application is in the public interest.*

Therefore the application is recommended for approval subject to the imposition of appropriate conditions found at Appendix 1.

CONDITIONS





The development application was approved subject to the amended conditions received 13 December 2023.

CONSIDERATION OF COMMUNITY VIEWS

In coming to its decision, the panel considered written submissions made during public exhibition. The panel notes that issues of concern included:

- Construction impacts – traffic, noise and vibration.
- Construction vehicle impact on school zones.
- Increased traffic congestion and parking.
- Access for heavy vehicles.
- Overshadowing to adjoining properties and Robin Thomas Reserve.
- Bulk and scale of the building.

The panel considers that concerns raised by the community have been adequately addressed in the assessment report and draft conditions of consent recommended where required.

PANEL MEMBERS	
Steve Murray (Acting Chair) 	Brian Kirk 
Elizelle Cilliers 	Richard Thorp 

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSSCC-427 – City of Parramatta – DA/93/2023
2	PROPOSED DEVELOPMENT	A 42 and 43-storey mixed-use development comprising a 3-storey retail and commercial podium (5,804sqm of floorspace), two residential towers of 604 residential apartments and 6 basement levels for 432 car parking spaces. Stratum subdivision of 4 lots for retail and office and residential lots and 604 Strata Subdivision of the 2 residential stratum lots. Demolition of existing structures and removal of trees. The application is nominated integrated development under section 90 of the Water Management Act.
3	STREET ADDRESS	34 Hassall Street, Parramatta
4	APPLICANT/OWNER	Applicant: Deicorp Projects (Hassall Street) Pty Ltd Owner: Department of Education
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"> State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004 State Environmental Planning Policy (Resilience and Hazards) 2021 State Environmental Planning Policy (Transport and Infrastructure) 2021 State Environmental Planning Policy (Planning Systems) 2021 State Environmental Planning Policy (Biodiversity and Conservation) 2021 State Environmental Planning Policy No. 65 - Design Quality of Residential Apartment Development Parramatta Local Environmental Plan 2011, including Amendment 56 Draft environmental planning instruments: Draft Parramatta Consolidation Local Environmental Plan 202X 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 2021</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: 30 November 2023 Written submissions during public exhibition: 5 Total number of unique submissions received by way of objection: 5
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> Kick Off Briefing: 30 March 2023 <ul style="list-style-type: none"> <u>Panel members</u>: Abigail Goldberg (Chair), Steve Murray <u>Council assessment staff</u>: Bianca Lewis, Myfanwy McNally <u>Applicant representatives</u>: Poonam Chauhan, Aaron Sutherland, Nick Turner, Karl May, Stephen Cox, Greg Colbran Final briefing to discuss council's recommendation: 13 December 2023

		<ul style="list-style-type: none"> ○ <u>Panel members</u>: Steve Murray (Acting Chair), Brian Kirk, Elizelle Cilliers, Richard Thorp ○ <u>Council assessment staff</u>: Bianca Lewis, Myfanwy McNally ○ <u>Applicant representatives</u>: Poonam Chauhan, Aaron Sutherland, Nick Turner, Karl May, Stephen Cox, Greg Colbran
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Provided 13 December 2023