

DATE OF DETERMINATION	14 January 2025
DATE OF PANEL DECISION	14 January 2025
PANEL MEMBERS	Abigail Goldberg (Chair), David Ryan, Colin (Joe) Woodward
APOLOGIES	None
DECLARATIONS OF INTEREST	None

Papers circulated electronically on 8 January 2025.

MATTER DETERMINED

PPSSCC-544 – City of Parramatta – DA/199/2024 - 7 Macquarie Street, Parramatta - Demolition of existing structures and construction of a 16 storey mixed use development comprising retail and co-living accommodation with 306 rooms.

PANEL CONSIDERATION AND DECISION

The panel considered: the matters listed at item 6, the material listed at item 7 and the material presented 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 as summarised below:

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.

The site is zoned MU1 Mixed Use pursuant to the Parramatta Local Environmental Plan (LEP) 2023. The application proposes a mixed use development comprising commercial premises and co-living housing.

Commercial premises are permissible with consent in the MU1 Mixed Use zone pursuant to the Parramatta LEP 2023.

Clause 67 of SEPP Housing 2021 states that co-living housing may be carried out with consent on land in a zone in which development for the purposes of co-living housing, residential flat buildings or shop top housing is permitted under another environmental planning instrument. Both residential flat buildings and shop-top housing are permissible with consent in the MU1 Mixed Use zone pursuant to the Parramatta LEP 2023. Therefore, co-living housing is permissible with consent.

The proposal is consistent with the relevant requirements of the Conservation Agreement, State Environmental Planning Policy (Housing) 2021, Parramatta Local Environmental Plan 2023, Parramatta Development Control Plan 2023 and Apartment Design Guide. The assessment demonstrates that the site is suitable for the proposed development.

Having regard to the matters for consideration under Section 4.15 of the Environmental Planning and Assessment Act, it is recommended Development Application No. DA/199/2024 is approved, subject to conditions contained within Attachment B.

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 considered written submissions made during public exhibition. The panel notes that issues of concern included:

- Noise during demolition and construction
- Damage to adjoining properties during demolition and construction
- Dust control
- Crane use

The panel considers that concerns raised by the community have been adequately addressed in the assessment report.

PANEL MEMBERS	
 Abigail Goldberg (Chair)	 David Ryan
 Colin (Joe) Woodward	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSSCC-544 – City of Parramatta – DA/199/2024
2	PROPOSED DEVELOPMENT	Demolition of existing structures and construction of a 16 storey mixed use development comprising retail and co-living accommodation with 306 rooms.
3	STREET ADDRESS	7 Macquarie Street, Parramatta
4	APPLICANT/OWNER	Applicant: Sutherland Planning/The Trustee for Coliv Macquarie Property Trust Owner: Marrapacca Pty Ltd
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 (Planning Systems) 2021 State Environmental Planning Policy (Housing) 2021 State Environmental Planning Policy (Transport and Infrastructure) 2021 State Environmental Planning Policy (Biodiversity and Conservation) 2021 State Environmental Planning Policy (Resilience and Hazards) 2021 State Environmental Planning Policy (Sustainable Building) 2022 Parramatta Local Environmental Plan 2023 (PLEP 2023) Draft environmental planning instruments: Nil Development control plans: <ul style="list-style-type: none"> Parramatta Development Control Plan 2023 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: 27 November 2024 Written submissions during public exhibition: 4 Total number of unique submissions received by way of objection: 4
8	COUNCIL RECOMMENDATION	Approval
9	DRAFT CONDITIONS	Attached to the council assessment report