

DETERMINATION AND STATEMENT OF REASONS

SYDNEY CENTRAL CITY PLANNING PANEL

DATE OF DETERMINATION	17 March 2026
DATE OF PANEL DECISION	16 March 2026
PANEL MEMBERS	Abigail Goldberg (Chair), Natasha Harras, Steve Murray, Sameer Pandey
APOLOGIES	None
DECLARATIONS OF INTEREST	None

Papers circulated electronically on 18 February 2026.

MATTER DETERMINED

PPSSCC-787 – City of Parramatta – DA/93/2023/E – 34 Hassall Street, Parramatta - Section 4.55(2) modification to approved mixed use development including replacement of commercial office floorspace in podium with 100 room hotel accommodation use, and revisions to basement layout, retail tenancy and apartment quantity/type/layout, façade design and landscaping.

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 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 modification application was approved subject to the updated conditions attached to the council assessment report with the following amendment:

- Condition 93(e) The hotel portion of the building will be designed and constructed to operate at a minimum NABERS Hotel Energy rating of 5 stars without accounting for any GreenPower used in the building, and a minimum NABERS Hotel Water rating of 4.5 stars, or alternatively a minimum NABERS Hotel Water rating of 4 stars where it is demonstrated that the hotel achieves a maximum water target of 76.1kL per room each year, and a corresponding NABERS Agreement to Rate entered into.

The Panel amended the condition for clarity and to make it enforceable.

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:

- Solar access and views
- Privacy impacts
- Construction noise and dust
- Traffic concerns

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

PANEL MEMBERS	
Abigail Goldberg (Chair) 	Natasha Harras 
Steve Murray 	Sameer Pandey 

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSSCC-787 – City of Parramatta – DA/93/2023/E
2	PROPOSED DEVELOPMENT	Section 4.55(2) modification to approved mixed use development including replacement of commercial office floorspace in podium with 100 room hotel accommodation use, and revisions to basement layout, retail tenancy and apartment quantity/type/layout, façade design and landscaping.
3	STREET ADDRESS	34 Hassall Street, Parramatta
4	APPLICANT/OWNER	Applicant/Owner: Deicorp Projects (Hassall St) Pty Ltd
5	TYPE OF REGIONAL DEVELOPMENT	Section 4.55(2) Modification Application
6	RELEVANT MANDATORY CONSIDERATIONS	• Environmental planning instruments: ○ State Environmental Planning Policy (Housing) 2021 ○ State Environmental Planning Policy (Sustainable Buildings) 2022 ○ Environmental Planning and Assessment Act 1979 ○ Environmental Planning and Assessment Regulations 2021 ○ Parramatta Local Environmental Plan 2023 • Draft environmental planning instruments: Nil • Development control plans: ○ 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	• Council assessment report: 18 February 2026 • Written submissions during public exhibition: 2 • Total number of unique submissions received by way of objection: 2
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	• Final briefing to discuss council's recommendation: 19 February 2026 ○ <u>Panel members</u>: Abigail Goldberg (Chair), Natasha Harras, Steve Murray, Sameer Pandey ○ <u>Council assessment staff</u>: Bianca Lewis, Alex McDougall ○ <u>Applicant representatives</u>: Aaron Sutherland, Stephen Cox, Kalpana Rink, Charlie Robinson, Alex Kobler, Simon Manoski, Lotti Wilkinson, Eugene Chan, Poonam Chauhan • Briefing to discuss further information: 16 March 2026 ○ <u>Panel members</u>: Abigail Goldberg (Chair), Natasha Harras, Steve Murray, Sameer Pandey
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report