



Planning Assessment Commission

Ms Carolyn McNally
Secretary
Department of Planning and Environment
GPO Box 39
SYDNEY NSW 2001

22 September 2016

Dear Ms McNally

Subject: Determination of Modification (MP 10_0171 MOD 12) – 330 Church Street, Parramatta

I refer to the Department's letter, received 21 September 2016, referring the above modification request to the Planning Assessment Commission for determination under Ministerial delegation of 14 September 2011. I constituted the Commission to determine the modification request.

The modification request seeks to replace the approved plant room at Level 54 of the western tower with two additional 4-bedroom penthouse apartments, add four additional car parking spaces to the car parking layout and transfer the plant room to the current roof level (Level 55). These modifications will increase the gross floor area (GFA) of the building by 364 m² but will not change the height of the building or the overall external appearance of the development.

I note that no public submissions on this modification request were received. Parramatta City Council did not object to the modification request, but did expect the Proponent to amend the existing Voluntary Planning Agreement (VPA) to reflect the increase in GFA. In response, the Proponent offered to amend the VPA to provide additional contributions. I note that condition A8C requires the Proponent to amend the VPA generally in accordance with this offer.

Consequently, I have determined to approve the modification request, subject to the Department's recommended conditions. The signed instrument and file (16/10168-1) are enclosed.

Yours sincerely


Lynelle Briggs AO
Chair
NSW Planning Assessment Commission

cc. The Hon. Rob Stokes, MP
Minister for Planning
GPO Box 5341
SYDNEY NSW 2001