

BRIEFING DETAILS

BRIEFING DATE / TIME	Thursday, 14 April 2022, 2.15pm – 3.00pm
LOCATION	MS Teams Teleconference

BRIEFING MATTER(S)

PPSSCC-317 – City of Parramatta – DA/1137/2021 - 12 Hassall Street, Parramatta - 62 storey mixed-use tower development comprising 4 storey podium (2 café/retail/indoor recreation facility levels and 2 office levels) and a shop-top housing tower above comprising 328 apartments (60 x 1 bed, 235 x 2 bed and 33 x 3 bed); and 6 levels of basement car parking with 216 car parking spaces. The application is Nominated Integrated development under the Water Management Act 2000. The application is to be determined by the Sydney Central City Planning Panel.

PANEL MEMBERS

IN ATTENDANCE	Abigail Goldberg (Chair), David Ryan, Roberta Ryan, Richard Thorp
APOLOGIES	NIL
DECLARATIONS OF INTEREST	Jane Fielding

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Alex McDougall
OTHER	Sharon Edwards, George Dojas, Jeremy Martin – Planning Panel Secretariat

KEY ISSUES DISCUSSED

- Building height variation. Procedural issue to be resolved in relation to what can legally be approved using Clause 4.6 and Architectural Roof Feature provisions. Applicant has indicated it is revising the design to address this.
- The lift report outlines a poor level of service (3 stars). The Panel is concerned about level of service that this number of lifts provides and seeks further consideration of how this can be addressed.
- Driveway Location – DCP recommends driveway be to east of site. Adjacent Police Headquarters have objected to proposed location, adjacent their driveway. RMS has requested additional modelling for impact on intersections. Requested modelling to compare and contrast east/west driveway locations and impact on intersections.
- CPTED – Police have objected to rear setback which may be susceptible to concealment and entrapment. Purpose of rear area is not well defined.
- Wind report relies on public art ‘wind scoop’. Potential for conflict between artistic and technical requirements.
- Reflectivity report relies on yet to be approved buildings.
- ESD Report recommends but does not confirm sustainability commitments. Issues with modelling and ventilation. Dual piping and EV charging not proposed.

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- Adequacy of landscape planter.
- Streetscape – Fire booster location in relation to activation and design excellence.
- Public Domain – potential to investigate regularisation of the public domain at the street edge, however this would require deletion of on-street parking, which is not supported by Council’s traffic team.
- A build to rent proposal for essentially the same scheme has been lodged as SSDA and being concurrently assessed by DPE.
- Basement tanking proposed.

TENTATIVE DETERMINATION DATE SCHEDULED FOR JUNE

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4PSQ 12 Darcy Street, Parramatta NSW 2150 | Locked Bag 5022, Parramatta NSW 2124 | T 02 8217 2060 | www.planningportal.nsw.gov.au/planningpanels