

BRIEFING DETAILS

BRIEFING DATE / TIME	Thursday, 6 October 2022, 2.00pm – 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.

PANEL MEMBERS

IN ATTENDANCE	Abigail Goldberg (Chair), Brian Kirk, Carol Vale, Richard Thorp
APOLOGIES	NIL
DECLARATIONS OF INTEREST	Jane Fielding, David Ryan, Sameer Pandey

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Alex McDougall, Myfanwy McNally, Bianca Lewis
APPLICANT	David Krepp, Larissa Brennan, Dean Brodie
OTHER	George Dojas, Alex Richard – Planning Panel Secretariat David Petrie - Planning Delivery Unit

KEY ISSUES DISCUSSED

- Council Officers are satisfied that most issues previously identified have been addressed and Council Officers have commenced the assessment report to the Panel.
- Remaining outstanding matters:
 - Council recently received an informal (email) referral response from the Civil Aviation Safety Authority stating that an agreement has been reached with the Applicant to manage the height of cranes during construction. Formal notice is expected imminently.
 - Council also recently received an informal (email) referral response from TfNSW advising that further traffic modelling is required to assess impacts on nearby intersections. TfNSW have advised that no objection is raised against the driveway location. Formal notice, with details, is also expected imminently and Council will forward on to the Applicant.
 - The introduction of the “*satisfactory arrangements clause*” into the Parramatta LEP is expected on or about the 14 October 2022. How this will impact this DA is yet to be determined by both

Council and DPE. Settling a position regarding this ASAP is a matter that the Panel views as critical. The Panel notes that an existing VPA applies to the land.

- Council met with senior personnel of NSW Police on 14 September 2022, to discuss the objections of NSW Police against the proposed development. NSW Police wrote to Council on 26 September 2022, requesting the Panel agree to a pause in the assessment of the DA for 8 weeks to enable the completion of a formal Vulnerability Assessment (VA) of the security risks posed by the proposed development to the Parramatta Police Headquarters. The Panel notes that NSW Police did not object to recent developments on adjoining sites.

OUTCOMES

1. The Panel agreed to allow NSW Police a period of 8 weeks from the date of its most recent letter to prepare and finalise the VA and to make a further submission to Council regarding this DA. The Panel encourages NSW Police to identify in any further submission, what concerns may be able to be dealt with by way of a condition of consent and in doing that exercise, to identify what form of development would be acceptable to NSW Police on this site.
2. While NSW Police are finalising the VA, this time will allow the Applicant to complete and submit the necessary traffic modelling required by TfNSW. The DPE's Planning Delivery & Local Government unit is requested to work with TfNSW towards achieving a timely response.
3. The Panel requests that it receive advice from the DPE and Council as a matter of some urgency concerning the operation and implications (if any) of the "*satisfactory arrangements clause*" on progressing this DA.

TENTATIVE DETERMINATION DATE TBA

A further briefing is to be scheduled once the matters listed 1 to 3 above have been satisfactorily addressed.