

BRIEFING DETAILS

BRIEFING DATE / TIME	Thursday, 26 May 2022, 9.30am to 10.05am
LOCATION	MS Teams

BRIEFING MATTER(S)

PPSSCC-329 – City of Parramatta – DA/16/2022 - 197 Church Street, Parramatta - 2 tower mixed-use development comprising 2 storey retail podium, 25 storey commercial office tower and 32 storey hotel accommodation tower; and 4 basement levels for car parking and hotel ballroom. The application is Nominated Integrated development under the Water Management Act 2000

PANEL MEMBERS

IN ATTENDANCE	Abigail Goldberg (Chair), Jane Fielding
APOLOGIES	Roberta Ryan, Richard Thorp
DECLARATIONS OF INTEREST	<p>During discussion at the meeting, it was advised that the project developer is Holdmark, which was not apparent on the Council briefing note as the applicant is a planning consultant and the owner is recorded as 197 MCM Development Pty Ltd.</p> <p>As Holdmark are a client of David Ryan's company, he excused himself from the discussion with the support of the Chair, and will not participate in the Panel regarding this matter going forward.</p>

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Brad Roeleven
PLANNING PANELS SECRETARIAT	Sharon Edwards, George Dojas

KEY ISSUES DISCUSSED

Four key issues were identified:

- Flooding:** a function centre (approx. 1000m²) is proposed to be included at basement level 1. Concerns have been raised by Council regarding this high population and high intensity use where flooding poses a risk. The need to ensure safety is a priority supported by the Panel.
- Heritage:** the intention of the applicant is to retain and incorporate the façade of the site's department store. In addition to this item however, there is a high potential for buried archaeological artefacts to be found on the site, which was the location of the first school in NSW. Possible evidence of first contact between Aboriginal and European people may also be found on the site.

As the preference of the Heritage Council is for retention of artefacts on site, rather than removal and preservation, the proposed design may be required to be varied substantially. Panel members observed that the Heritage Council's advice will be paramount in this situation.

3. **Access and egress:** the proposal does not currently comply with access and egress as set-out in the site specific DCP. Moreover, Transport for NSW (TfNSW) / RMS, despite having been party to the formulation of the site specific DCP, are now seeking all access / egress from Marsden Street, which would have significant implications for ground floor planning of the project.
4. **Parramatta Light Rail:** comments have not yet been received in relation to the Parramatta Light Rail (TfNSW). Such comments are required in order to progress the assessment.

In addition, the following matters were discussed:

- There has been a separate DA for early works (including demolition), which was recently refused by the Local Planning Panel, whose reasoning was that the issues above needed to be more resolved prior to any approval of early works on the site.
- An adjoining site is earmarked for a Hilton Hotel. TfNSW have expressed a preference for combined access and parking for the two proposed hotels.
- Notwithstanding the matters raised above, the current proposed built form for the site appears to be of a high standard.

The Panel noted that the application was lodged on 11 January, and at present has been 135 days in the system. The Panel observed that the issues outlined above are significant and would be likely to require some time to resolve.

As a result, Council is encouraged by the Panel to meet with the applicant ASAP to determine how this application may be progressed in a timely manner.