

BRIEFING DETAILS

BRIEFING DATE / TIME	Thursday, 9 May 2024, 10:30am to 11:30am
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, Christopher Hallam, Cinnamon Dunsford, Jane Fielding
APOLOGIES	Richard Thorp
DECLARATIONS OF INTEREST	NIL

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Myfanwy McNally, Brad Roeleven
APPLICANT	Adam Byrnes, Kevin Nassif, Paul Youssef
PLANNING PANELS SECRETARIAT	Kate McKinnon, Tim Mahoney, Sharon Edwards,

A briefing was held with Council and the Applicant to broadly discuss the final requirements for Council's assessment of PPSSCC-329, with a focus on a pathway to obtain the concurrence required from Sydney Metro that will enable a move towards determination by the Panel.

The Panel noted Council's efforts to date considering that the application is a key city building initiative within the city centre, albeit hamstrung and prolonged in its assessment by its location above the Metro line.

KEY ISSUES DISCUSSED

- The chair noted the significant age of the application and sought feedback from the applicant on the nature of the ongoing holdup and efforts to progress the obtaining of concurrence from Sydney Metro.
- The applicant advised that their most recent information pack was sent to Sydney Metro in October 2023, with feedback received from Sydney Metro's appointed contractor seeking additional information only on 8 May 2024.
- The applicant advised that until recently they have been liaising with Sydney Metro directly regarding obtaining concurrence. The applicant is however now also liaising with Sydney Metro's contractor directly via fortnightly meetings and it is hoped that this will assist with progress being made.

Planning Panels Secretariat

- The chair offered the Panel's assistance if this would assist in expediting the assessment and determination through an offer to attend one of the applicant's fortnightly meetings to provide context regarding the urgency of the need for the issuing of concurrence. The applicant to advise if this would be of assistance via email to the Secretariat.
- Christopher Hallam had prepared general comments and notes with respect to traffic and parking. These comments are to be provided to Council via the Secretariat for their review and consideration during their assessment.
- Council advised that they would progress the preparation of draft conditions of consent whilst awaiting concurrence, and that these would be provided to the applicant to review.
- Noted that conditions regarding heritage remain tricky, but that a 'Grampian' condition had been developed to the satisfaction of Heritage NSW.