

## RECORD OF DEFERRAL

SYDNEY CENTRAL CITY PLANNING PANEL

<b>DATE OF DEFERRAL</b>	15 October 2024
<b>DATE OF PANEL BRIEFING</b>	10 October 2024
<b>PANEL MEMBERS</b>	Abigail Goldberg (Chair), Christopher Hallam, Brian Kirk
<b>APOLOGIES</b>	None
<b>DECLARATIONS OF INTEREST</b>	David Ryan a declared a conflict of interest as the applicant is a client of his company. Steve Murray declared a conflict having previously been involved in a revised Planning Proposal for the site.

Papers circulated electronically on 26 September 2024.

### MATTER DEFERRED

PPSSCC-329 – City of Parramatta – DA/16/2022 – 197 and 207 Church Street and 89 Marsden Street Parramatta – Construction of a mixed-use development comprising 5 basement levels, a 23-storey commercial office tower set above a 2-storey retail podium and 33 storey hotel.

### REASONS FOR DEFERRAL

The Panel considered the matters listed at item 6, the material listed at item 7, the material presented at briefings, and correspondence from Sydney Metro dated 14 October 2024 provided subsequent to the October briefing, as listed at item 8 in Schedule 1.

The panel agreed to defer the determination of the matter until 15 November 2024 in the first instance. The matter was deferred to allow for confirmation that the currently outstanding list of design queries from Sydney Metro have been addressed by the applicant. Additionally the applicant is to provide documentary support material confirming that a timeline for concurrence has been agreed between themselves and Sydney Metro which will enable the planning assessment to progress to a timely conclusion.



The decision to defer the matter was Unanimous.

### ACTIONS

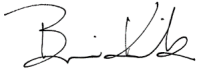
To allow for the progression of the Development Application to determination, the panel directed that:

1. The applicant shall provide confirmation that the currently outstanding list of design queries from Sydney Metro have been addressed by them by 15 November 2024.
2. Additionally the applicant is to provide documentary support material confirming that a timeline for concurrence has been agreed between themselves and Sydney Metro by 15 November 2024.
3. When this information is received the panel will liaise with council to agree timing for determination.

If the requested information is not provided by 15 November 2024, the panel may move to determine the DA based on the information currently at hand.

PANEL MEMBERS	
Abigail Goldberg (Chair) 	Christopher Hallam 

Brian Kirk

A handwritten signature in black ink, appearing to read "B. Kirk", is positioned to the right of the printed name.

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSSCC-329 – City of Parramatta – DA/16/2022
2	PROPOSED DEVELOPMENT	Construction of a mixed-use development comprising 5 basement levels, a 23-storey commercial office tower set above a 2-storey retail podium and 33 storey hotel.
3	STREET ADDRESS	197 Church Street, Parramatta
4	APPLICANT/OWNER	Applicant: Holdmark/Think Planners Owner: 197 MCM Development Pty Ltd
5	TYPE OF REGIONAL DEVELOPMENT	General development over \$30 million
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> <li>Environmental planning instruments: <ul style="list-style-type: none"> <li>State Environmental Planning Policy (Biodiversity &amp; Conservation) 2021</li> <li>State Environmental Planning Policy (Industry and Employment) 2021</li> <li>State Environmental Planning Policy (Planning Systems) 2021</li> <li>State Environmental Planning Policy (Resilience and Hazard) 2021</li> <li>State Environmental Planning Policy (Transport and Infrastructure) 2021</li> <li>Parramatta Local Environmental Plan 2011</li> </ul> </li> <li>Draft environmental planning instruments: Nil</li> <li>Development control plans: <ul style="list-style-type: none"> <li>Parramatta Development Control Plan 2011</li> </ul> </li> <li>Planning agreements: Nil</li> <li>Relevant provisions of the <i>Environmental Planning and Assessment Regulation 2021</i></li> <li>Coastal zone management plan: Nil</li> <li>The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality</li> <li>The suitability of the site for the development</li> <li>Any submissions made in accordance with the <i>Environmental Planning and Assessment Act 1979</i> or regulations</li> <li>The public interest, including the principles of ecologically sustainable development</li> </ul>
7	MATERIAL CONSIDERED BY THE PANEL	<ul style="list-style-type: none"> <li>Council Assessment Report: 23 September 2024</li> <li>Written submissions during public exhibition: 2</li> <li>Total number of unique submissions received by way of objection: 2</li> </ul>
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> <li>Council Briefing: 26 May 2022 <ul style="list-style-type: none"> <li><u>Panel members</u>: Abigail Goldberg (Chair), Jane Fielding</li> <li><u>Council assessment staff</u>: Brad Roeleven</li> </ul> </li> <li>Council/Applicant Briefing: 9 May 2024 <ul style="list-style-type: none"> <li><u>Panel members</u>: Abigail Goldberg (Chair), Chris Hallam, Cinnamon Dunsford, Jane Fielding</li> <li><u>Council assessment staff</u>: Brad Roeleven, Myfanwy McNally</li> <li><u>Applicant representatives</u>: Adam Byrnes, Kevin Nassif, Paul Youssef</li> </ul> </li> <li>Final briefing to discuss council's recommendation: 10 October 2024 <ul style="list-style-type: none"> <li><u>Panel members</u>: Abigail Goldberg (Chair), Brian Kirk, Chris Hallam</li> <li><u>Council assessment staff</u>: Brad Roeleven, Myfanwy McNally</li> <li><u>Applicant representatives</u>: Adam Byrnes, Kevin Nassif, Paul Youssef</li> </ul> </li> </ul>

9	COUNCIL RECOMMENDATION	Deferral
10	DRAFT CONDITIONS	Not applicable