

DETERMINATION AND STATEMENT OF REASONS

SYDNEY CENTRAL CITY PLANNING PANEL

DATE OF DETERMINATION	16 December 2025
DATE OF PANEL DECISION	16 December 2025
DATE OF PANEL BRIEFING	14 August 2025
PANEL MEMBERS	Abigail Goldberg (Chair), Chris Hallam, Brian Kirk
APOLOGIES	None
DECLARATIONS OF INTEREST	David Ryan a declared a conflict of interest as Holdmark (Applicant) are a client of his company. Steve Murray declared a conflict having previously been involved in the revised Planning Proposal for the site.

Papers circulated electronically on 26 September 2024 and 11 December 2025

MATTER DETERMINED

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 a 33-storey hotel.

PANEL CONSIDERATION AND DECISION

The Panel considered: the matters listed at item 6, the material listed at item 7 and the material presented at briefings and matters listed at item 8 in Schedule 1.

Development application

The panel determined to approve the development application pursuant to section 4.16 of the *Environmental Planning and Assessment Act 1979*.

The decision was unanimous.

REASONS FOR THE DECISION

The panel determined to approve the application for the reasons outlined in the council assessment report.

The site for this application is centrally located within the Parramatta CBD, occupying a strategic position at the intersection of Church and Macquarie Streets, at the northwest edge of Centenary Square. By extension, the prominence of this site encompasses the key public spaces of St Johns' Cathedral and Parramatta Square.

This site has significant constraints, notably:

- Nationally significant contact and historic archaeology
- Alignment of Parramatta Light Rail, immediately adjacent to the site
- Alignment of Sydney Metro West, immediately below the site footings.

Council's report to the Panel in May 2023 recommended this application be refused because the following threshold issues had not been resolved:

- Owners' consent from Sydney Metro to allow for structural elements of the building to be located within its stratum allotment
- Concurrence from Sydney Metro as required by the Transport and Infrastructure SEPP
- Concurrence from Transport for NSW as required by the Transport and Infrastructure SEPP

- Confirmation of the expected existence, and likely high significance, of contact and historic archaeology within the site, and the support of Heritage NSW as to the means for the protection and interpretation of that archaeology
- Satisfying Transport for NSW in relation to Parramatta Light Rail and roads
- Achievement of “design excellence” under Parramatta LEP 2011
- Addressing flood risk and hazards, including in relation to proposed basement uses.

However, following representations to Council and the Panel and considering the centrality of the site in relation to the uplift of Parramatta CBD and the explicit support of Sydney Metro for resolving planning hurdles, determination was deferred to enable the applicant to resolve outstanding matters. To that end, the extensive input of Sydney Metro and Heritage NSW is acknowledged.

Since May 2023:

- All agency matters have been resolved
- Concurrence has been granted and conditions agreed with Sydney Metro and Transport for NSW
- A way forward has been determined and conditions agreed with the Heritage Council of NSW
- Key design improvements have been secured, including:
 - deletion of the basement function centre
 - improvements of the Church Street frontage
 - improvements to the through-site link adjacent to the northern boundary
 - improvements to facade detailing and materiality
 - improvements to the management of traffic egress to Marden Street
- ESD measures are improved and properly documented
- Reflectivity mitigation is robustly documented and conditioned.

In view of the above the application is now considered satisfactory and able to be approved when evaluated against section 4.15 of the Environmental Planning and Assessment Act 1979.

CONDITIONS

The development application was approved subject to the conditions in the council assessment report.

CONSIDERATION OF COMMUNITY VIEWS

In coming to its decision, the panel considered two written submissions made during public exhibition. The panel notes that issues of concern included:

- Loss of views and solar access for nearby residential apartments
- Loss of amenity (noise, dust) due to an extended construction period
- Impact of the two towers on the identity/landscape/atmosphere of the city centre with its heritage and low-rise buildings
- No need for high rise commercial and hotel buildings in the city centre.

The panel considers that concerns raised by the community have been adequately addressed in the assessment report.

PANEL MEMBERS	
 Abigail Goldberg (Chair)	 Chris Hallam
 Brian Kirk	

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	• Environmental planning instruments: ○ State Environmental Planning Policy (Biodiversity & Conservation) 2021 ○ State Environmental Planning Policy (Industry and Employment) 2021 ○ State Environmental Planning Policy (Planning Systems) 2021 ○ State Environmental Planning Policy (Resilience and Hazard) 2021 ○ State Environmental Planning Policy (Transport and Infrastructure) 2021 ○ Environmental Planning and Assessment Act and Regulations ○ Parramatta Local Environmental Plan 2011 • Draft environmental planning instruments: Nil • Development control plans: ○ Parramatta Development Control Plan 2011 • Planning agreements: Nil • Relevant provisions of the <i>Environmental Planning and Assessment Regulation 2021</i> • Coastal zone management plan: Nil • The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality • The suitability of the site for the development • Any submissions made in accordance with the <i>Environmental Planning and Assessment Act 1979</i> or regulations • The public interest, including the principles of ecologically sustainable development
7	MATERIAL CONSIDERED BY THE PANEL	• Council Assessment Report: 23 September 2024 and 9 December 2025 • Written submissions during public exhibition: 2 • Total number of unique submissions received by way of objection: 2

8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	• Panel members undertook site visits individually • Council briefing: 26 May 2022 ○ <u>Panel members</u>: Abigail Goldberg (Chair), Jane Fielding ○ <u>Council assessment staff</u>: Brad Roeleven • Council/Applicant briefing: 9 May 2024 ○ <u>Panel members</u>: Abigail Goldberg (Chair), Christopher Hallam, Cinnamon Dunsford, Jane Fielding ○ <u>Council assessment staff</u>: Brad Roeleven, Myfanwy McNally ○ <u>Applicant representatives</u>: Adam Byrnes, Kevin Nassif, Paul Youssef • Determination briefing to discuss council's recommendation: 10 October 2024 ○ <u>Panel members</u>: Abigail Goldberg (Chair), Brian Kirk, Christopher Hallam ○ <u>Council assessment staff</u>: Brad Roeleven, Myfanwy McNally ○ <u>Applicant representatives</u>: Sam Haddad, Kevin Nassif, Paul Youssef • Matter deferred: 11 December 2024 ○ <u>Panel members</u>: Abigail Goldberg (Chair), Christopher Hallam, Brian Kirk • Panel only discussion: 28 November 2024 ○ <u>Panel members</u>: Abigail Goldberg (Chair), Christopher Hallam, Brian Kirk • Panel and Transport for NSW (Sydney Metro) briefing: 5 December 2024 ○ <u>Panel members</u>: Abigail Goldberg (Chair), Christopher Hallam, Brian Kirk ○ <u>Transport for NSW (Sydney Metro)</u>: Peter Bourke, Gary Taylor • Council/Applicant briefing: 14 August 2025 ○ <u>Panel members</u>: Abigail Goldberg (Chair), Brian Kirk, Christopher Hallam ○ <u>Council assessment staff</u>: Brad Roeleven, Myfanwy McNally ○ <u>Applicant representatives</u>: Adam Byrnes, Kevin Nassif, Paul Youssef, Elijah El Khoury
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to council assessment report