

**Record of Kick-Off Briefing
Sydney Central City Planning panel**

PANEL REFERENCE, DA NUMBER & ADDRESS	PPSSCC-361 – DA/493/2020-Review – 189 Macquarie Street, Parramatta
APPLICANT / OWNER	Toplace Pty Ltd / JKN Parra PTY LTD
APPLICATION TYPE	Section 8.3 Review of the decision to refuse DA/493/2020 which sought approval for the construction of two residential towers comprising 708 apartments above the existing seven storey podium (total of 54 storeys and 45 storeys), the use of existing basement levels 1-5 for residential parking and various adjustments to the existing building to allow for the integration of those towers.
REGIONALLY SIGNIFICANT CRITERIA	Capital Investment Value > \$30M
KEY SEPP/LEP	State Environmental Planning Policy (Transport & Infrastructure) 2021 State Environmental Planning Policy No. 55 – Remediation of Land State Environmental Planning Policy No. 65 and Apartment Design Guide Parramatta Local Environmental Plan 2011
CIV	\$192,751,175.00 (excluding GST)
BRIEFING DATE	23 June 2022

ATTENDEES

APPLICANT	David Krepp, Larissa Brennan, Ziad Chanine
PANEL	Graham Brown (Acting Chair), Julie Savet Ward, Brian Kirk, Richard Thorp
COUNCIL OFFICER	Brad Roeleven, Myfanwy McNally
CASE MANAGER	George Dojas
PLANNING PANELS SECRETARIAT	Sharon Edwards, Jeremy Martin

ISSUES LIST

- Introductions
 - The Chair introduced the purpose of the kick-off briefing in the RSDA process, as well as the application history and context.
- Applicant summary
 - The applicant stated they had worked closely with Council, although they had ultimately fell short, with four items identified by Council. Items were inclusive of the entry point, encroachments beyond the Macquarie Street boundary, GFA calculation and wind impacts.
 - The vertical village concept in relation to site constraints and proposed proximity of central common open space for residents was discussed.
 - The applicant advised that they have provided a new entry point and turning circles that will no longer impact upon external overflow from the potential queuing of service vehicles.
 - The applicant advised the encroachments beyond the Macquarie Street boundary had been pulled back and the detailing has remained the same as previously lodged.
 - The applicant advised they had a façade engineer respond to each item raised by the Design Excellence Panel (DEP) and submitted to Council.
 - The applicant stated they believed there had been a miscommunication with Council regarding GFA calculation and if the inclusion of end of trip facilities was required.
 - The applicant stated that a supplementary statement regarding wind impacts to the public domain had been submitted to Council and that reflectivity levels were compliant.
 - The applicant stated they believe they have addressed each of the four items raised and hope to achieve an approval recommendation from Council.
 - The Panel queried the number of lanes for entry and exit among the shared entrance at Macquarie Street, and how many service vehicles could utilise the parking space. The applicant advised there is one lane each way, with one space (depending on the length of the truck). The applicant clarified that a plan of management, queuing times and the number of vehicles has been addressed.
 - The Panel queried whether TfNSW had provided any further response. The applicant stated their traffic consultant had liaised with TfNSW and were unsure if Council had received any additional response.
 - The Panel queried if the Wind Report addressed the street level only. The applicant stated the entire development has been addressed including the proposed sky garden.
 - The Panel queried the gazettal of the Parramatta CBD controls that affect the site. The applicant advised that the site-specific PP clause in the LEP permits the height and GFA that the proposal is consistent with.
- Council summary
 - Council confirmed there were no alterations to the planning controls for the proposed development.
 - Council discussed the three-year history of the subject application and the inability to achieve a satisfactory DA. The base building approval and the current PLR context of Macquarie Street was discussed. Council advised there is concern with the increase in traffic flow and the subsequent impacts on the operational PLR.
 - Council advised that the DA is under assessment and that all referrals have been issued and they are awaiting responses.

- Chair/Panel comments
 - The Panel noted the current consent conditions and the importance to address what has already been constructed with no inconsistent conditions. Options to address this issue were discussed at length.
 - The Chair noted that Council needs to clarify any points of difference. Council and applicant are to agree on the calculation of GFA.
 - The Chair noted the Secretariat will contact TfNSW to prompt a timely response.
 - The Panel queried whether Council had any further concerns then the four items identified and addressed by the applicant, and if any new issues had been introduced from the amendments. Council stated additional issues may arise during an assessment of the submitted information and a RFI will be sent to the applicant.
 - The Chair recommended a briefing be scheduled in no more than eight weeks, once Council advises the Secretariat that progress has occurred and when the Council Assessment Report has been prepared.

Council is yet to undertake its full application assessment, so this record is not a final list of the issues they will need to consider in order to draft their recommendation.

The application is yet to be considered by the Sydney Central City Planning Panel and therefore future comment will not be limited to the detail contained within.

KEY ISSUES IDENTIFIED FOR CONSIDERATION

- Clarification of GFA calculation
- TfNSW comments

REFERRALS REQUIRED

Internal

- Design Excellence Jury
- Traffic
- Waste Services

External

N/A (TfNSW comments now received)

TENTATIVE PANEL BRIEFING DATE AUGUST 2022

TENTATIVE PANEL DETERMINATION DATE OCTOBER 2022