

Record of Kick-Off Briefing Sydney Central City Planning Panel

PANEL REFERENCE, DA NUMBER & ADDRESS	PPSSCC-396 – City of Parramatta – DA/776/2022 - 116 Harris Street, Harris Park
APPLICANT / OWNER	Applicant: Caydon Harris Street Pty Ltd/Think Planners Owner: Caydon Harris Street Pty Ltd
APPLICATION TYPE	Construction of a 36 storey mixed use building (retail/commercial/residential) comprising a 4 storey podium and a 31 storey towers set over 5 basement levels at Nos. 114-116 Harris Street, Harris Park. The proposal includes 287m ² of retail floorspace; 1,173m ² of commercial floorspace; ,203 residential units with associated pool, gymnasium, and function room plus 139 parking spaces.
REGIONALLY SIGNIFICANT CRITERIA	Capital Investment Value > \$30M
CIV	\$85,140,720.00(excluding GST)
BRIEFING DATE	10 November 2022

ATTENDEES

APPLICANT	Adam Byrnes, Michael Ciabotti, Emily Johnson
PANEL CHAIR	Abigail Goldberg
COUNCIL OFFICER	Myfanwy McNally
CASE MANAGER	George Dojas
PLANNING PANELS SECRETARIAT	Alex Richard

DA lodged: 5 October 2022

RFI submission date: N/A

Tentative Panel briefing date: May not be required

Exhibition dates: 14/10/2022 to 11/11/2022

Tentative Panel determination date: First quarter of 2023

Estimated completed assessment report date: 30/04/2023

DISCUSSION

- The applicant introduced the development for the construction of a 36 storey mixed use building for retail/commercial/residential development. A design competition has taken place.
- The applicant noted that overshadowing of Experiment Farm was a key consideration of the application.
- Council advised that a stop-the-clock RFI has been issued with regard to site boundary clarifications and architectural design among other issues. The applicant noted the site DP arrangements were complicated by a creek having been converted to a stormwater culvert over time.
- Council also observed that the proposal allowed for basements into land dedicated for LRA, which would need to be resolved.
- Council noted that the proposal was subject to the 'satisfactory arrangements' clause under the LEP, which will need to be addressed.
- Council advised that TfNSW has requested additional modelling, as has been the case for multiple sites. Council is seeking to address this as a systemic issue.
- Council is yet to undertake its full assessment. As such this record is not a final list of issues to be considered in drafting a recommendation.
- Council observed that the public exhibition is still in progress; no submissions have been received to date.
- The application is yet to be fully considered by the Sydney Central City Planning Panel and therefore future comment will not be limited to the detail contained within.

REFERRALS REQUIRED

Internal: Catchment Engineers

External: TfNSW, Water NSW