

Record of Kick-Off Briefing Sydney Western City Planning Panel

PANEL REFERENCE, DA NUMBER & ADDRESS	PPSSCC-401 – City of Parramatta – DA/843/2022 – 11-17 Shirley Street, Carlingford
APPLICANT / OWNER	D.R. Design (NSW) PTY Limited/HI-TECH CONSTRUCTION AUSTRALIA PTY LTD, NAHRA PROPERTIES PTY LTD and SHIRLEY STREET PROJECT PTY LTD
APPLICATION TYPE	Demolition of existing buildings, tree removal and construction of a 12 storey mixed use development consisting of a future 76 place centre based childcare centre with 87 residential units above 3 levels of basement parking. The proposal is a Nominated Integrated development pursuant to the Water Management Act 2000. The application will be determined by the Sydney Central City Planning Panel.
REGIONALLY SIGNIFICANT CRITERIA	Clause 2, Schedule 7 of the SRD SEPP: General Development over \$30 Million
CIV	\$41,719,200 (excluding GST)
BRIEFING DATE	9 March 2023

ATTENDEES

APPLICANT	Nigel Dickson, Fady Habib, Alan Vidler, Kathleen McDowell, Lina Farfan, Hannah Fan
PANEL CHAIR	Abigail Goldberg
COUNCIL OFFICER	Denise Fernandez
CASE MANAGER	Kate McKinnon
PLANNING PANELS SECRETARIAT	Sharon Edwards

DA LODGED & DAYS SINCE LODGEMENT: 28 October 2022 (132 days)

TENTATIVE PANEL BRIEFING DATE: Requirement to be determined

TENTATIVE PANEL DETERMINATION DATE: Within 250 day target

ISSUES LIST

Chair reviewed attendance and introduced Kick Off Briefing purpose and process.

Applicant

- Requested that presentation be considered addressing both PPSSCC-401 and PPSSCC-402 given location within same precinct.
- Applicant provided background on historic strategic planning process for the sites and precinct.
- Provided description of proposed development, surrounding development (approved developments and building heights) and relationship to open space and light rail station.
- Discussed height and FSR exceedance in context of each site's terrain, opportunities for solar access to neighbours and consistency with surrounding existing development.
- The applicant discussed incorporation of public domain planting (through VPA), traffic impact analysis and incorporation of comments from the Parramatta Design Excellence Panel (DEAP) and Council's Request for Further Information (RFI).

Council

- Council has provided RFI to applicant. Most importantly, the extent of departure from height and FSR controls is not supported. These concerns were also raised and supported by the DEAP.
- Height and FSRs for the precinct have been informed by the Housing Strategy and are considered sufficient and appropriate. Compliance with these controls is expected for proposed developments in the area.

Chair

- The Chair noted proposed height and FSR represent significant departures. The Panel supports Council's request for a compliant development.
- The Chair noted that the "Meriton development" referred to in the Applicant's presentation of their traffic study was refused by the Panel on (but not necessarily limited to) height and FSR grounds.
- Panel targets determination of RSDAs within 250 days and notes this matter is approximately halfway through this process. The Chair recommends that the Applicant expedite their efforts to facilitate the significant amendments required to provide a compliant development. Panel will determine development in the form it is presented at or prior to 250 days.

Note:

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.