

## Record of Kick-Off Briefing Sydney Western City Planning Panel

<b>PANEL REFERENCE, DA NUMBER &amp; ADDRESS</b>	PPSSCC-402 – City of Parramatta – DA/845/2022 – 9-11 Thallon Street, Carlingford
<b>APPLICANT / OWNER</b>	D.R. Design (NSW) PTY Limited/Eric Chong, Huijuan Zhao, Kam Mak, Ricky Wong, Haji Bagheri, Peter Clydesdale, Nelson Cheng, Yang Zhang and Xiaoping Yue
<b>APPLICATION TYPE</b>	Demolition of existing buildings, tree removal and construction of a 12-storey mixed use building comprising retail and restaurant on the ground floor, 91 apartments above and 4 levels of basement parking for 134 vehicles. 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.
<b>REGIONALLY SIGNIFICANT CRITERIA</b>	Clause 2, Schedule 7 of the SRD SEPP: General Development over \$30 Million
<b>CIV</b>	\$39,270,702 (excluding GST)
<b>BRIEFING DATE</b>	9 March 2023

### ATTENDEES

<b>APPLICANT</b>	Nigel Dickson, Fady Habib, Alan Vidler, Kathleen McDowell, Lina Farfan, Hannah Fan
<b>PANEL CHAIR</b>	Abigail Goldberg
<b>COUNCIL OFFICER</b>	Paul Sartor, Claire Stephens, Myfanwy McNally
<b>CASE MANAGER</b>	Kate McKinnon
<b>PLANNING PANELS SECRETARIAT</b>	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 departures from height and FSR controls are 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.