

Record of Kick-Off Briefing Sydney Central City Planning Panel

PANEL REFERENCE, DA NUMBER & ADDRESS	PPSSCC-427 – City of Parramatta – DA/93/2023 – 34 Hassall Street, Parramatta
APPLICANT / OWNER	Applicant: Deicorp Projects (Hassall Street) Pty Ltd Owner: Department of Education
APPLICATION TYPE	A 46-storey mixed-use development comprising a 3-storey retail and commercial podium (5,804sqm of floorspace), two residential towers of 604 residential apartments and 6 basement levels for 432 car parking spaces. Stratum subdivision of 4 lots for retail and office and residential lots. Demolition of existing structures and removal of trees. The application is Nominated Integrated development under the Water Management Act 2000
REGIONALLY SIGNIFICANT CRITERIA	Capital Investment Value > \$30M
CIV	\$282,869,655 (excluding GST)
BRIEFING DATE	30 March 2023

ATTENDEES

APPLICANT	Poonam Chauhan, Aaron Sutherland, Nick Turner, Karl May, Stephen Cox, Greg Colbran
PANEL	Abigail Goldberg (Chair), Steve Murray
COUNCIL OFFICER	Bianca Lewis, Myfanwy McNally
CASE MANAGER	Kate McKinnon

DA LODGED & DAYS SINCE LODGEMENT: 15 February 2023 (43 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

- Applicant provided a summary of the proposed development, the site's history, precinct context, applicable planning controls, solar access provision, proposed landscaping, pedestrian access, communal spaces and flood affectation,
- The applicant summarised a number of the comments of the DEAP on the proposed design and outlined how the proposed development seeks to address these.
- The applicant described their design objectives.
- The applicant noted that trees to be previously retained in design competition will require removal due to incursions into TPZ.

Council

- Council advised their key issues include:
 - Matters raised by TfNSW
 - SEPP issues (childcare centre requirements)
 - BASIX requirements
 - Matters raised by DEAP
 - DCP issues –(including street wall and setbacks)
 - Swept path
- Council advised they are to meet with applicant to discuss key issues including street wall and removal of jacaranda trees. Council noted that these are established and well valued trees and Council hopes to facilitate their retention.
- Submissions received from TfNSW and Heritage NSW with issues to resolve
- Council have provided an RFI to applicant. Most importantly, Council note that the extent of departure from height and FSR controls is not supported. Council advised that these concerns were also raised and supported by the DEAP.
- Notification concluded - 4 submissions received.

Panel

- Chair notes that it is very early in the Council's implementation of their new DCP for the CBD and the Panel generally seeks to support these as a framework for the holistic development of the CBD as an evolving precinct. The Panel will support Council's request for compliance with DCP provisions for these reasons and taking into account the need to look beyond individual sites to achieve amenity across the CBD precinct.
- The panel would like to understand the materiality of significant departures, either from Council or the applicant.
- The panel encouraged the north south link to be better aligned with Council's desired layout.
- Panel targets determination of RSDAs within 250 days and notes this matter is still quite preliminary in 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.