

Record of Kick-Off Briefing Sydney Central City Planning Panel

PANEL REFERENCE, DA NUMBER & ADDRESS	PPSSCC-467 – City of Parramatta – DA/344/2023 - 85 Thomas Street, Parramatta
APPLICANT / OWNER	Applicant: The Trustee for Century 888 Unit Trust Owner: Century 888 Unit Trust
APPLICATION TYPE	Demolition, tree removal and construction of 2 residential flat buildings over basement car parking with associated site and landscaping works. The application is Integrated Development pursuant to Fisheries Management Act 1994 and the Nominated Integrated Development pursuant to the Water Management Act 2000.
REGIONALLY SIGNIFICANT CRITERIA	Capital Investment Value > \$30M
CIV	\$ 30,455,751 (excluding GST)
BRIEFING DATE	3 August 2023

ATTENDEES

APPLICANT	Glenda Lam, Carlo Di Giulio, Peter Israel, Matthew Smith
PANEL	Abigail Goldberg (Chair), Steve Murray, Brian Kirk
COUNCIL OFFICER	Myfanwy McNally, Patrick Santos, Alicia Hunter
CASE MANAGER	Kate McKinnon
PLANNING PANELS SECRETARIAT	Sharon Edwards, Timothy Mahoney

DA LODGED & DAYS SINCE LODGEMENT: 20 June 2023 (44 days)

TENTATIVE PANEL BRIEFING DATE: Anticipated for midway through the assessment process, timing to be determined in consultation with Council

TENTATIVE PANEL DETERMINATION DATE: Within 250 day target

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

Applicant

- The applicant provided description of proposed development, site context and proposed materials and finishes
- Advised there is a VPA included in the application for the dedication of land to Council
- The FSR and height breaches are to offset the dedication of land to Council
- The proposal is permissible in the R4 zone with consent
- The southern boundary forms part of a heritage item (Parramatta River)
- Presents to the street as 3 storeys and the height breaches are generally to the rear of the building
- Extensive specialist reports and investigations have been carried out to support the application. Applicant is open to conducting further reviews / investigations if required by Council
- Conscious of the ecological sensitivity at the rear of the site and a consultant report has been provided in support of the proposal
- In 2016 Council introduced a planning proposal (PP) which sought to nominate land intended as future open space facilities throughout the LGA for acquisition purposes. At the same time the proponent lodged a planning proposal to effectively offset the land nominated for acquisition. The PP included a VPA which would have dedicated the land listed for future acquisition purposes to Council. Proponent PP was ultimately refused
- Queried if the DA and VPA can be managed as one and at the same time. Applicant is of the view that the DA and VPA can be managed as one/at the same time.

Council

- Council is currently undertaking its preliminary assessment
- Council's preliminary issues include managing the letter of offer for the VPA and the dedication of land to Council as well as the Clause 4.6 variation requests
- Council will confirm if the DA and VPA can be managed at the same time. Council anticipates that the DA and VPA will run as parallel processes, however further investigation into this is required
- Overshadowing of the marine area is expected to be of concern, with issues raised in preliminary referral responses received from Fisheries NSW. This advice will be provided to the applicant ahead of a comprehensive RFI to enable the applicant to consider the matters raised
- Notification has concluded – one (1) submission received.

Panel

- Panel chair indicated that a briefing midway through the process would be anticipated
- Panel queried the referral response received from state government agencies
- Panel suggested the applicant needs to look more closely at 4H from the ADG
- Panel advised that the plans don't currently show sufficient details for screening of on-street utility services such as fire hydrants

- Panel suggested that a thorough assessment of the Clause 4.6 reasoning needed to be completed
- The panel targets determination of RSDAs within 250 days. The Chair recommends that the applicant expedite their efforts to facilitate amendments or additional information required by Council to allow them to complete their assessment.

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.