

DATE OF DEFERRAL	2 December 2024
DATE OF PANEL BRIEFING	21 November 2024
PANEL MEMBERS	Abigail Goldberg (Chair), Brian Kirk, David Johnson
APOLOGIES	Steve Murray
DECLARATIONS OF INTEREST	David Ryan declared a conflict as the company he works for prepared the SEE

Papers circulated electronically on 18 November 2024.

MATTER DETERMINED

PPSSCC-467 – City of Parramatta – DA /344/2023 – 85-91 Thomas Street, Parramatta - 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.

REASONS FOR DEFERRAL

The Panel considered the matters listed at item 6, the material listed at item 7 and the matters presented at and subsequent to the meetings and briefings listed at item 8 in Schedule 1.

The Panel notes the formal written request for deferral (dated 22 November 2024) received from the applicant, as well as confirmation of amending material submitted via the portal. Subsequent to Council's preliminary review of amended material, the Panel agreed to defer the determination of the matter until 20 March 2025. The matter was deferred to allow for the comprehensive assessment of amended plans as provided by the applicant, noting that these plans provide for a reduction in the number of units, as well as a reduction in floor space and height of the proposed building. The plans do however introduce communal open space on the rooftop, requiring renotification of neighbours so that they may be informed of this change.

The decision to defer the matter was Unanimous.

ACTIONS

To allow for the progression of the Development Application to determination, the Panel directed that:

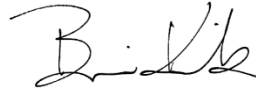
1. Council is requested to commence re-notification of the application as soon as possible, noting that this is likely to be early February 2025
2. Council is requested to provide an addendum assessment report responding to the amended plans above, which is to be uploaded to the Planning Portal by 20 March 2025
3. When the updated assessment report is received the Panel will determine the application by way of electronic determination.

If the outstanding information is not provided by 20 March 2025 the Panel may move to determine the DA based on the information currently at hand.

PANEL MEMBERS	



Abigail Goldberg (Chair)



Brian Kirk



David Johnson

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSSCC-467 – City of Parramatta – DA /344/2023
2	PROPOSED DEVELOPMENT	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.
3	STREET ADDRESS	85-91 Thomas Street, Parramatta
4	APPLICANT/OWNER	Applicant: The Trustee for Century 888 Unit Trust Owner: Century 888 Unit Trust
5	TYPE OF REGIONAL DEVELOPMENT	General development over \$30 million
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> Environmental planning instruments: <ul style="list-style-type: none"> State Environmental Planning Policy (Housing) 2021. State Environmental Planning Policy (Transport and Infrastructure) 2021 State Environmental Planning Policy (Biodiversity and Conservation) 2021 State Environmental Planning Policy (Resilience and Hazards) 2021 State Environmental Planning Policy (Sustainable Building) 2022 State Environmental Planning Policy (Planning Systems) 2021 Parramatta Local Environmental Plan 2023 (PLEP 2023) Draft environmental planning instruments: Nil Development control plans: <ul style="list-style-type: none"> Parramatta Development Control Plan 2023 (PDCP 2023) Planning agreements: Nil Provisions of the <i>Environmental Planning and Assessment Regulation 2021</i>: Nil Coastal zone management plan: Nil The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality The suitability of the site for the development Any submissions made in accordance with the <i>Environmental Planning and Assessment Act 1979</i> or regulations The public interest, including the principles of ecologically sustainable development
7	MATERIAL CONSIDERED BY THE PANEL	<ul style="list-style-type: none"> Council assessment report: 7 November 2024 Clause 4.6 variation requests: Height of Buildings, Floor Space Ratio (FSR) Written submissions during public exhibition: 3 Total number of unique submissions received by way of objection: 3
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> Preliminary Briefing: 3 August 2023 <ul style="list-style-type: none"> <u>Panel members</u>: Abigail Goldberg (Chair), Steve Murray, Brian Kirk] <u>Council assessment staff</u>: Myfanwy McNally, Patrick Santos, Alicia Hunter <u>Applicant representatives</u>: Glenda Lam, Carlo Di Giulio, Peter Israel, Matthew Smith Final briefing to discuss council's recommendation: 21 November 2024 <ul style="list-style-type: none"> <u>Panel members</u>: Abigail Goldberg (Chair? Brian Kirk, David Johnson

		<ul style="list-style-type: none">○ <u>Council assessment staff:</u> Sara Smith, Claire Stephens○ <u>Applicant representative:</u> Carlo Di Giulio, Glenda Lam, Michael Akkawi, Sam Au, Charline Song, Melinda Lim, Peter Israel
9	COUNCIL RECOMMENDATION	Refusal
10	DRAFT CONDITIONS	Not applicable