

22 November 2024

Chairperson - Sydney Central City Planning Panel  
Ms Abigail Goldberg  
[enquiry@planningpanels.nsw.gov.au](mailto:enquiry@planningpanels.nsw.gov.au)

Dear Abigail,

**CLARIFICATION OF SUPPLEMENTARY MATERIAL FOR AMENDED DEVELOPMENT APPLICATION  
PPSSCC- 467 | DA 344/2023 - 85 THOMAS STREET, PARRAMATTA**

As requested by the Sydney Central City Planning Panel ('Panel') at its determination meeting of 21 November 2024, the purpose of this correspondence is to clarify which information has been submitted, and which is still required to be submitted for the purpose of the amended scheme presented to the Panel on 21 November 2024.

For context, the applicant has requested an amendment to the proposal in accordance with Section 37 of the Environmental Planning & Assessment Regulation 2021. This amended scheme has been described in detail in separate correspondence dated today, and in plans prepared by PTI Architecture (Project Number P541, **Revision F**, Drawing No's 01 – 39, **dated 21/11/2024**).

**Information loaded to Portal – what and when**

The supplementary information submitted in support of the amended scheme to date includes the following:

1. Architectural plans prepared by PTI Architecture (Project Number P541, **Revision E**, Drawing No's 01 – 39, **dated 5/11/2024**). These plans were uploaded to the NSW Planning Portal on 12/11/2024 as demonstrated in the following extract from the portal. These plans were prepared prior to Council's assessment report being uploaded to the Panel's website. These plans were prepared primarily for the purpose of obtaining General Terms of Approval (GTA) from the NSW Department of Climate Change, Environment, Energy & Water (DCEEW).

	 <a href="#">P541_85-91 Thomas St, Parramatta, DA_2024_11_06 RevE.pdf</a>	Thirza Bean	12/11/2024 11:33 AM
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Figure 1 Extract from NSW Planning Portal confirming submission of amended plans to secure DCCEEW GTAs.

2. The DCCEEW has issued its GTAs for the proposal, which were outstanding at the time Council finalised its assessment report of the proposal. These GTAs were uploaded to the Planning Portal on 14/11/2024, as demonstrated in the following extract from the portal.

	 <a href="#">NSW DCCEEW Water Group Response IDAS-2024-10619.pdf</a>	Miles Ellis	14/11/2024 2:19 PM
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Figure 2 Extract from NSW Planning Portal confirming issue and upload of DCCEEW GTAs

3. As indicated above, a formal request to amend the application in accordance with Section 37 of the Environmental Planning & Assessment Regulation 2021 has been made today, including the following:

4. Further amended architectural plans. These plans seek to address matters raised in Council's assessment report. The amendments in these plans are minor in nature and are similar to those uploaded to the portal on 12/11/2024.
5. Updated Clause 4.6 variation requests in relation to building height and floor space ratio are provided to Council and the Panel as part of this correspondence. These updated requests are dated 22 November 2024 and form part of this correspondence.

## Further information to be submitted

The following information is still to be provided to Council and the Panel in support of the amended application referenced above. We expect these to be provided to Council and the Panel by **25 November 2024**.

1. Updated BASIX certificate.
2. Updated landscape plan.
3. Update stormwater plans.

The updated BASIX certificates are necessary should Council and the Panel be of the view to approve the application.

Our view is that the amendments made to the proposal are extremely minor and do not necessitate amended landscape or stormwater plans for determination purposes. We believe the submission of updated plans could be conditioned if consent were to be granted. However, to provide further confidence to Council and the Panel that the amended proposal will result in a satisfactory environmental outcome, we will be seeking approval to have such plans accepted under Clause 37.

Importantly, we note that Council's Community Participation Plan includes provisions which exclude amended applications from having to be publicly renotified in certain circumstances, provided on Page 6 to Appendix 1 of the Plan. As such, we are of the view that the amended application does not require renotification.

Overall, we are of the view that the amended scheme is generally consistent with the applicable environmental planning framework, results in an acceptable environmental outcome, has obtained the necessary GTAs, and warrants development consent. Consequently, we are of the view that the application can be determined based on the information referenced above.

Should Council or the Panel wish to discuss any of the information referenced above, or require further information, the proponent's team will make itself available as required. In this regard, the undersigned can be contact on 0421 285 782 or [carlod@gyde.com.au](mailto:carlod@gyde.com.au).

Yours sincerely



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