

22 November 2024

Chairperson - Sydney Central City Planning Panel
Ms Abigail Goldberg
enquiry@planningpanels.nsw.gov.au

Dear Abigail,

AMENDMENT OF DEVELOPMENT APPLICATION PPSSCC- 467 | DA 344/2023 - 85 THOMAS STREET, PARRAMATTA

The purpose of this correspondence is to seek an amendment to the abovementioned Development Application pursuant to Section 37 of the Environmental Planning & Assessment Regulation 2021. Subsequently, we kindly request that the Sydney Central City Planning Panel ('Panel') defers determination of the abovementioned matter and encourages Council to collaborate with the applicant in relation to the revised scheme.

The amendments are outlined in the accompanying updated architectural plans prepared by PTI Architecture (Project Number P541, Revision F, Drawing No's 01 – 39, dated 21/11/2024).

In our view, the amended scheme addresses Council's key concerns (in particular height and floor space ratio breaches, as 2 dwellings have been deleted from the top floor). Nevertheless, the amendments are relatively minor. For example, the basement footprint remains unchanged, except for some minor changes to some ground floor balconies, the ground floor footprint is also unchanged, the overall envelope is similar to the scheme referred to in Council's assessment report, and the overall character and nature of the development remains the same as that referenced in Council's assessment report. In this regard, we are of the view that Council and the Panel can continue to assess the current application, and determine it by way of approval in a timely manner subject to official deferral.

For convenience, the changes made to the scheme are listed below:

1. Deletion of 2 x 3 bedroom dwellings from level 3 (i.e. top floor) and a consequent reduction in the overall number of dwellings from 64 to 62.
2. Following the deletion of 2 dwellings, the gross floor area is now 4,490m² and the floor space ratio is 0.87:1 (or, if that part of the site that was rezoned from R4 to RE1 without any compensation to the landowner, was able to be considered as part of the 'site area' - which we consider to be equitable and reasonable in the circumstances, it would be a compliant 0.8:1).
3. Following the deletion of 2 x dwellings from the top floor, the extent of the height breach has been reduced and now ranges from 0.40m to 1.68m above the PLEP 2023 11m height standard. These height breaches are limited predominantly to lift overruns, stair cores, as well as parapets. The height breach is largely a result of the substantial gradient towards the rear of the subject site.
4. Delete all communal open space (CoS) from the foreshore zone and relocate all such COS to the roof top (i.e. Level 3) as well as to Level 2 (noting that the previously proposed central court yard COS remains unchanged). This change was made in response to comments from the NSW Department of Climate Change, Environment, Energy & Water. This department has since issued its General Terms of Approval for the proposal.
5. Adjusted the layout of some dwellings on Level 2 such that the overall number of dual key apartments has been reduced by 5, and the number of 1 bedroom dwellings increases by 5 and the number of 2 bedroom dwellings increases by 1 (note: this amendment was made to address the concern raised in

Council assessment report regarding the number of dual key apartments in the proposal). These changes have not resulted in any further changes to the number of dwellings as mentioned at point 1 above, neither have they resulted in any changes to the envelope of the proposal.

6. Converted dwellings A.201 and B.203 to adaptable units to respond to Council's comment in its assessment report in relation to the overall number of adaptable dwellings.
7. Given the overall number of dwellings has reduced, 1 car space has been replaced with 2 new accessible spaces to reflect the additional adaptable units. The overall parking supply continues to comply with the Paramatta Development Control Plan 2023 and there are no implications for FSR as the PDCP 2023 parking control is a minimum rather than a maximum requirement.
8. The ground floor dwelling balconies which previously extended within the front setback are now deleted and replaced with landscaping only. The front setback is now 4m in depth and effectively entirely unencumbered with any impervious material. Whilst we were of the view that the balconies' position within the front setback zone was acceptable, this amendment has been made as Council raised concern with the matter in its assessment report to the Panel.

As indicated earlier, we remain of the view that the amendments listed above are minor and do not result in any greater impact. They do not result in any material change to the proposal's building footprint, and changes to the envelope are minor. The proposal's overall character and operational nature remains similar to previous plans. Rather, the amended proposal referred to in this correspondence results in a lesser overall environmental impact. In this regard, and as stated in page 6 to Appendix 1 of Parramatta Council's Community Participation Plan (see extract below), public renotification of the amended proposal is not necessary.

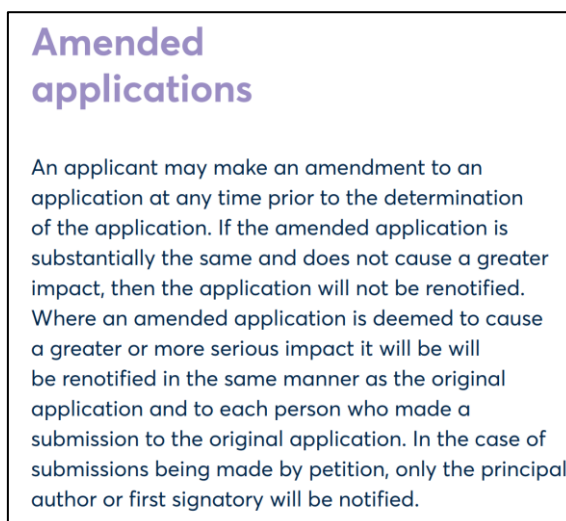


Figure 1 Extract from Appendix 1 of Parramatta Community Participation Plan

Should Council and/or the Panel wish to discuss the matter further, the proponent's team can make itself available. In this regard, the undersigned can be contact on 0421 285 782 or carlod@gyde.com.au.

Yours sincerely



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