

DATE OF PANEL DECISION	9 May 2024
PANEL MEMBERS	Abigail Goldberg (Chair), David Ryan, Steve Murray, Sameer Pandey
APOLOGIES	None
DECLARATIONS OF INTEREST	None

DELEGATION REQUEST – DETERMINATION OF DEVELOPMENT APPLICATION PPSSCC-548 (DA/57/2024)

Development Application

PPSSCC-548 – City of Parramatta – DA/57/2024 – Lot 22, DP21386 - Early site works including bulk earthworks and excavation, site clearing, tree removal to accommodate part 6 and part 10 storey basements and associated shoring, retaining walls and drainage works. The proposal is integrated development under the Water Management Act 2000.

BACKGROUND

The Minister for Planning and Public Spaces provided approval under section 2.16(6) of the Environmental Planning and Assessment Act 1979 (EP&A Act) for any Sydney district or regional planning panel to delegate any of its functions under the EP&A Act or any other Act (other than the power of delegation) to the general manager or other staff of a council, for any area or part of any area for which the Sydney district or regional planning panel is constituted.

With respect to PPSSCC-548, Parramatta City Council have made a request of the Sydney Central City Planning Panel that delegation to determine PPSSCC-548 be granted. The panel have been advised by Council:

...We write to request that the Sydney Central City Planning Panel (the Panel) grant the City of Parramatta delegation to determine the above-mentioned integrated development application under 4.47 of the Environmental Planning and Assessment Act 1979.

The development application seeks to undertake ‘early works’, that is, excavation and shoring associated with the building of a future basement and mixed use development. The application is integrated as it impacts on groundwater and requires approval under the Water Management Act 2000.

This development application has been referred to Sydney Central City Planning Panel as this proposal has a Capital Investment Value of more than \$30 million, Part 2.4 of the State Environmental Planning Policy (Planning Systems) 2021 provides that the Sydney Central City Planning Panel is the consent authority for this application.

By way of background, the applications cost of works was submitted as \$19,468,794. Following a Council initiated quantity surveyor review, it was found the application cost of works was \$40,512,812. As such, the application was subsequently referred to the Panel.

The proposed application was notified between 14 March to 15 April 2024 and Council has not received any submissions. Furthermore, the application is considered straightforward and non-contentious and in this



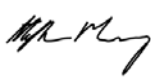

regard it is appropriate for the Panel to grant the City of Parramatta Council its delegation to determine this application.

PANEL RESOLUTION

This is a resolution of the Panel made on 9 May 2024 in accordance with Schedule 2 Part 5 of the EP&A Act.

That pursuant to section 2.16(6)(c) of the EP&A Act 1979 the Panel resolves to delegate to Parramatta City Council the power to make a determination as consent authority under section 4.16 of the EP&A Act on:

PPSSCC-548 – City of Parramatta – DA/57/2024 – Lot 22, DP21386 - Early site works including bulk earthworks and excavation, site clearing, tree removal to accommodate part 6 and part 10 storey basements and associated shoring, retaining walls and drainage works. The proposal is integrated development under the Water Management Act 2000.

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