

DETERMINATION AND STATEMENT OF REASONS

SYDNEY CENTRAL CITY PLANNING PANEL

DATE OF DETERMINATION	22 January 2026
DATE OF PANEL DECISION	21 January 2026
PANEL MEMBERS	Abigail Goldberg (Chair), David Ryan, Steve Murray, Michael Ng
APOLOGIES	Sameer Pandey
DECLARATIONS OF INTEREST	None

Papers circulated electronically on 15 January 2026.

MATTER DETERMINED

PPSSCC-762 – City of Parramatta – DA/428/2025 – 83 Church Street, Parramatta – Construction of an additional 10 storeys (60 apartments) on Building E approved under DA/738/2016 as amended, and reconfiguration of the basement parking on Site 1.

PANEL CONSIDERATION AND DECISION

The panel considered: the matters listed at item 6, the material listed at item 7 and the material presented in Schedule 1.

The Sydney Central City Planning Panel, as the consent authority, in response to the applicant's notice of the voluntary surrender of concept consent DA/704/2014 per Section 4.63 of the Environmental Planning and Assessment Act 1979, hereby notifies the applicant that it is satisfied that—

- a) no part of the development to which the development consent relates has commenced, as a concept consent does not authorise the carrying out of any development,
- b) however, the development to which the consent relates, under the detailed Consent (DA/738/2016), has been commenced, and —
 - i. it was carried out in compliance with each condition of the concept consent or otherwise addressed by corresponding conditions in DA/738/2016, and
 - ii. the surrender of the development consent will not have an adverse impact on a third party or the locality.

The notice therefore takes effect under Section 68(4) of the Environmental Planning and Assessment Regulation 2021.

Development application

The panel determined to approve the development application pursuant to section 4.16 of the *Environmental Planning and Assessment Act 1979*.

The decision was unanimous.

REASONS FOR THE DECISION

The panel determined to approve the application for the reasons outlined in the council assessment report.

The application has been assessed relative to Section 4.15 of the Environmental Planning and Assessment Act 1979, taking into consideration all relevant state and local planning controls. On balance the proposal has demonstrated a satisfactory response to the objectives and controls of the applicable planning framework.

The proposed development is appropriately located within a locality earmarked for high-density residential redevelopment, and reflects the additional development envisaged under the recent Parramatta LEP 2023 amendments as a result of the site specific planning proposal.

Having regard to the assessment of the proposal from a merit perspective, Council officers are satisfied that the development has been responsibly designed and provides for acceptable levels of amenity for future residents. It is considered that the proposal successfully minimises adverse impacts on the amenity of neighbouring properties. Hence the development is consistent with the intentions of the relevant planning controls and represents a form of development contemplated by the relevant statutory and non-statutory controls applying to the land.

The application is recommended for approval subject to the imposition of appropriate conditions.

Reasons for Approval

Having regard to the assessment within this report, the proposal is considered to be suitable for approval for the following reasons:

- The proposal is in accordance with the type of development envisaged for the site under Parramatta Local Environmental Plan 2023
- The proposal will contribute to the overall housing supply of the local government area
- The proposal suitably integrates the residential with commercial and retail development in an accessible location to maximise public transport patronage and encourage walking and cycling
- The proposal does not result in any unreasonable environmental impacts and exhibits design excellence.

CONDITIONS



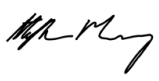

The development application was approved subject to the conditions in the council assessment report.

CONSIDERATION OF COMMUNITY VIEWS

In coming to its decision, the panel considered written submissions made during public exhibition and heard from all those wishing to address the panel. The panel notes that issues of concern included:

- Loss of sunlight
- Loss of views
- Increased traffic and congestion
- Noise and amenity impacts
- Pressure on infrastructure
- Character of the area
- Privacy impacts

The panel considers that concerns raised by the community have been adequately addressed in the assessment report.

PANEL MEMBERS	
Abigail Goldberg (Chair) 	David Ryan 
Steve Murray 	Michael Ng 

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSSCC-762 – City of Parramatta – DA/428/2025
2	PROPOSED DEVELOPMENT	Construction of an additional 10 storeys (60 apartments) on Building E approved under DA/738/2016 as amended, and reconfiguration of the basement parking on Site 1.
3	STREET ADDRESS	83 Church Street, Parramatta
4	APPLICANT/OWNER	Applicant: Urbis Owner: Early Street Development Pty Limited
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 (Planning Systems) 2021 ○ State Environmental Planning Policy (Sustainable Buildings) 2022 ○ State Environmental Planning Policy (Housing) 2021 ○ State Environmental Planning Policy (Biodiversity and Conservation) 2021 ○ State Environmental Planning Policy (Resilience and Hazards) 2021 ○ State Environmental Planning Policy (Transport and Infrastructure) 2021 ○ Parramatta Local Environmental Plan 2023 • Draft environmental planning instruments: Nil • Development control plans: <ul style="list-style-type: none"> ○ Parramatta Development Control Plan 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: 5 January 2026 • Written submissions during public exhibition: 11 • Total number of unique submissions received by way of objection: 2
8	COUNCIL RECOMMENDATION	Approval
9	DRAFT CONDITIONS	Attached to the council assessment report