

**BRIEFING DETAILS**

<b>BRIEFING DATE / TIME</b>	Thursday, 10 March 2022, 12.30pm to 1.00pm
<b>LOCATION</b>	MS Teams Teleconference

**BRIEFING MATTER(S)**

2017SWC141 – Cumberland -PP-2020-1970 - 1 Crescent St, Holroyd, Rezoning from B5 Business Development to part B4 Mixed Use, R4 High Density Residential, SP2 Infrastructure and RE1 Public Open Space, and associated amendments to development controls.

**PANEL MEMBERS**

<b>IN ATTENDANCE</b>	Abigail Goldberg (Chair), David Ryan, Julie Savet Ward, Clr Diane Colman
<b>APOLOGIES</b>	NIL
<b>DECLARATIONS OF INTEREST</b>	Clrs Glen Elmore & Ola Hamed: both voted in a Cumberland Council meeting on 16 September 2020 for a submission to the Sydney Central City Planning Regional Panel on this matter.

**OTHER ATTENDEES**

<b>APPLICANT</b>	Tim Blythe, Huw Williams, Ken Hollyoak, Oscar Stanish, Alison Lee, Morris lemma, Lucas Biurra-Hoy
<b>DEPARTMENT OF PLANNING AND ENVIRONMENT</b>	Jazmin Van Veen, Holly Villella, Jordon Clarkson
<b>COUNCIL</b>	Daniel Cavallo
<b>REGIONALLY SIGNIFICANT DEVELOPMENT TEAM</b>	George Dojas, Sharon Edwards, Jeremy Martin

**KEY ISSUES DISCUSSED**

- Applicant presented their key items of the Planning Proposal, including:
  - Benefits associated with the proposal, including housing, employment and job generation.
  - Strategic merit and site suitability
  - Traffic and Transport matters, addressing walkability and access to public transport, in particular Harris Park and Granville train stations. Discussion on the potential resolution of traffic concerns, with attention to private transport and a possible pedestrian bridge. The applicant stated that a pedestrian bridge is not required due to the site being within a walkable catchment. Applicant stated that Harris Park would be the most desired train station in that it is within walking distance.
  - A video was presented demonstrating the walking journey from the subject site to Harris Park and Granville Stations.

- David Ryan sought clarification on the public benefit offer, range of works, and whether it relates to the applicant's preferred Harris Park walking route. Applicant advised that they would take that question on notice, however, they indicated that they haven't finalised how the funds would be distributed. Their commitment is to the total monetary amount, with details as to how the funds are to be allocated still to be finalised.
- Cllr Diane Colman raised concern that the applicant's walkable journey hasn't taken into consideration the train timetables and destinations of interest, in particular Parramatta CBD, nor had the proximity of Merrylands Station been taken into account. The applicant responded and stated that a local member had raised a similar issue which is one of the reasons why the applicant is proposing a shuttle bus.