

**MEETING DETAILS**

<b>MEETING DATE / TIME</b>	Wednesday, 10 May 2017
<b>LOCATION</b>	Silver Room, Mantra Parramatta, Cnr Parkes St & Valentine Ave, Parramatta

**BRIEFING MATTER**

**2016SWC008– Parramatta – DA/1157/2016** - 657-661 Victoria Road and 4-6 Wharf Road, Melrose Park  
 Concept proposal for 4 staged development comprising 1,078 dwellings, 696m2 commercial floor space, street network, open space and subdivision into 4 superlots; and detailed Stage 1 proposal (corner Victoria Road and Wharf Road) comprising demolition of existing buildings, earthworks and tree removal, site remediation, excavation of 3 basement levels providing 318 car parking spaces, construction of 4 x 6-10 storey residential flat buildings providing 278 residential apartments, public open space, landscaping, new internal roads and strata subdivision.

**PANEL MEMBERS**

<b>IN ATTENDANCE</b>	Edward Blakely (Chair) Paul Mitchell Richard Thorp
<b>APOLOGIES</b>	None
<b>DECLARATIONS OF INTEREST</b>	David Ryan: Whilst having no direct involvement with this development, David Ryan’s company is undertaking planning work in relation to a nearby property and it could be perceived that he has an interest in the outcome of this development.  Mary-Lynne Taylor: The principals of the development application are known to the Panel member.

**OTHER ATTENDEES**

<b>COUNCIL ASSESSMENT STAFF</b>	Alex McDougall Shaylin Moodliar Deepa Randhawa Myfanwy McNally Claire Stephens Stan Fitzroy-Mendis
<b>OTHER</b>	Lisa Foley, Planning Panels Secretariat Megan Parker, Planning Panels Secretariat

**KEY ISSUES DISCUSSED**

- Continuity of development over the site
- Nature of Council interest – independent consultant planner will assess DA
- Clause 4.6 height variation request – Council not yet convinced of public interest
- Zoned B4 – Council asked applicant to include retail – perhaps on corner
- Road network surrounding site and traffic figures
- Stormwater drainage/environmentally sustainable design/public domain
- Council is requesting additional/amended information shortly
- Four submissions to date
- Inclusion of affordable housing
- unit mix
- amenity and open space