

MEETING DETAILS

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| MEETING DATE / TIME | Wednesday, 26 October 2016 – 10am to 1:30 pm |
| LOCATION | On site and at Council |

BRIEFING MATTER

2016SYW168 – City of Parramatta – DA/738/2016

57 - 83 Church Street and 44 Early Street, Parramatta

Mixed use development with park.

ATTENDEES

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| PANEL MEMBERS | Mary-Lynne Taylor Paul Mitchell Richard Thorp |
| COUNCIL ASSESSMENT STAFF | Katherine Lafferty |
| OTHER | Lisa Foley, Planning Panels Secretariat |

KEY ISSUES DISCUSSED

- Panel were briefed on the preliminary assessment – particularly in regard to the proposed development and its consistency with the approved concept plan (DA/706/2014)
- Concern was expressed with respect to the number and nature of changes to the proposal compared to the approved concept plan. These changes primarily included the additional number of units, the loss of community facilities (yoga room/meeting room) on Site 1, reduced setbacks to the western residential area on Site 2, relocation of the proposed pedestrian bridge to the central plaza and potential impacts on external appearance and design excellence with the reconfiguration of the dwellings and change of use of the car showroom to a hotel.
- With respect to the above comments, concern is raised that a Section 96 modification to the concept plan approval may be required.
- The Council officers will endeavour to resolve these matters with the applicant to achieve consistency with the approved concept plan.
- Should the matters not be resolved within 3 months, then the Panel wishes to be briefed again on the application.
- Any report to be considered by the Panel for determination will need to clearly identify all differences between the concept plan and the proposed development.

TENTATIVE PANEL MEETING DATE: Undetermined at this time.