



MEETING DETAILS

MEETING DATE / TIME	Wednesday, 3 April 2019 Opening Time – 4.56pm Closing Time – 5.35pm Site inspection undertaken on 6 March 2019
LOCATION	Rydalmere Operations Centre, City of Parramatta, 316 Victoria Road, Rydalmere

BRIEFING MATTER:

2017SWC009 – City of Parramatta - DA/1263/2016, Address - 12A Parkes Street, HARRIS PARK
Description - Construction of a 22 storey mixed use development comprising 102 residential units with ground level commercial floor space and 5 levels of basement parking.

PANEL MEMBERS

IN ATTENDANCE	Mary-Lynne Taylor (Acting Chair) Lindsay Fletcher Mark Grayson Richard Thorp
APOLOGIES	Martin Zaiter, Paul Mitchell and Steven Issa
DECLARATIONS OF INTEREST	Councillor S Pandey advised that he has a conflict for 12A Parkes Street, Harris Park. A related Planning Proposal, site specific DCP and draft VPA for this site was reported to council in December 2018

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Mark Leotta, Steven Chong and Deepa Randhawa
OTHER	Planning Panels Secretariat: Suzie Jattan

KEY ISSUES DISCUSSED AND MATTERS TO BE ADDRESSED IN THE COUNCIL ASSESSMENT REPORT:

- Compliance with planning proposal for the site, which the Panel understands is nearing gazettal.

- Building separation – Panel raised concerns in relation to the ADG non-compliance in terms of the separation distance from the northern boundary and in turn, any future development on the adjoining lot to the north. The applicant will need to demonstrate and justify that the proposed reduction in the separation/setback from the northern boundary is appropriate
- The Panel suggests Council in its assessment of the application take into account the impact on the extent of future development on the adjoining property to the north due to the proposed reduction and separation distances
- The Panel understands that a preliminary submission has been provided by the applicant in relation to the proposed reduction in separation distances and that this submission will be made available to Panel members as part of the development application assessment.
- The Panel understands that the application has been a subject of design competition and that the outcome of the Council Design Excellence Advisory Panel will be provided to the Panel to assist in the assessment of the application.
- The Panel noted the site is affected by the large stormwater channel and flooding. Council advised that the application is designed to meet the required 1:100year flood standard with flood gates also to be installed.
- The development assessment of the application needs to take into account the potential impact of over shadowing in particular, in terms of any impact from the future redevelopment of the site to the north considering the proposed reduced separation from the northern boundary of the development site.