

MEETING DETAILS

MEETING DATE / TIME	Wednesday, 4 October 2017 – 10:15 am
LOCATION	Rydalmere Operations Centre at 316 Victoria Road, Rydalmere

BRIEFING MATTER(S)

2017SWC087 – Parramatta – DA560/2017

116 Macquarie Street and 7 Charles Street, PARRAMATTA

Construction of a 48 storey mixed use tower comprising 385 residential units, 625sqm of retail floor space, 4968sqm of office floor space and 7 basement levels containing space for 207 cars, 223 bicycles, 17 motorcycles, storage, refuse and servicing; following demolition of existing buildings. The application is Nominated Integrated development under the Water Management Act 2000 and the National Parks and Wildlife Act 1974. The application is to be determined by the Sydney West Central Planning Panel.

PANEL MEMBERS

IN ATTENDANCE	Mary-Lynne Taylor (Acting Chair), Paul Mitchell OAM, Peter Brennan, Richard Thorp AM, David Ryan
APOLOGIES	None
DECLARATIONS OF INTEREST	None

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Alex McDougall, Kim Crestani, Myfanwy McNally
OTHER	Megan Parker, Planning Panels Secretariat

KEY ISSUES DISCUSSED

- No evidence that design excellence has been achieved, therefore not evident that the FSR bonus 15% is justified, concerns include poor ground level, poor and inadequate communal space, and possibly excessive bulk and height.
- Sustainability of building in question.
- Council and Panel seek further information regarding agreed key concerns:
 - Concerns regarding wind impacts – wind study unresolved.
 - Floor Space Ratio of 21:1 too high for land area.
 - Allocation of 3 bedroom units do not meet the 10% requirement designated in DCP.
 - Waiting upon aeronautical report.
 - Insufficient visitor carparking provided.
 - Acoustic and traffic reports exclude light-rail, potential impacts need to be included in the assessment.
 - Access to communal open space is not available from all apartments.

- Amenity of one-bedroom units needs improvement.
- Ground activation insufficient, key concerns being:
 - Excessive services on Charles St frontage.
 - Southern forecourt public open space, concerns: lack of sunlight and high wind zone.

Council will compose a letter to the Applicant noting the above concerns. After Council and Jury's issues are resolved, the application will need to return to Design Jury and then to the Panel for briefing.

TENTATIVE PANEL MEETING DATE: Further briefing after required amendments and information is provided.