

MEETING DETAILS

MEETING DATE / TIME	Wednesday, 6 February 2019 Opening Time – 2.13pm Closing Time – 2.20pm Site inspection undertaken before briefing
LOCATION	Rydalmere Operations Centre, City of Parramatta, 316 Victoria Road, Rydalmere

BRIEFING MATTER:

2018CCI006 – City of Parramatta – DA/961/2015/B

Address – 38 Cowper Street, GRANVILLE

Description - Section 4.55(2) modification to DA/961/2015 for the approval of a mixed-use development comprising 619 residential apartments and 12 commercial tenancies within a building with a 4 storey podium and 3 tower forms, two level basement with capacity for 633 car parking spaces. The proposed modification includes the internal reconfiguration of the ground level resulting in 24 retail tenancies (12 additional); an increase to gross floor area of 966 sqm; the minor amendment of residential foyers; changes to the basement layout comprising the deletion of western driveway ramps; an additional 39 parking spaces and the relocation of the retained vehicular access ramps; loading areas; plant facilities and waste rooms.

PANEL MEMBERS

IN ATTENDANCE	Mary-Lynne Taylor (Acting Chair) Peter Brennan Paul Mitchell Sameer Pandey Martin Zaiter
APOLOGIES	Steven Issa
DECLARATIONS OF INTEREST	Nil

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Myfanwy McNally Ferdinando Macri
OTHER	Planning Panels Secretariat: Suzie Jattan

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

- **Parking Rates** – Panel notes that the proposed additional parking spaces would increase residential parking supply above the Parramatta DCP minimum.
- Panel in support of a recommended condition to allocate the proposed additional 39 spaces to the residential visitor / commercial component of the development that has been previously under provisioned to meet the additional commercial floor space proposed in this application. This would ensure a compliant parking outcome for the overall development.