

## MEETING DETAILS

<b>MEETING DATE / TIME</b>	Wednesday, 3 April 2019 Opening Time – 4.30pm Closing Time – 4.55pm Site inspection undertaken on 6 March 2019
<b>LOCATION</b>	Rydalmere Operations Centre, City of Parramatta, 316 Victoria Road, Rydalmere

## BRIEFING MATTER:

2018CCIO13 – LGA – City of Parramatta – DA782/2018

Address - 11-17 East Street & 8-12 Cowper Street, GRANVILLE

Description - Lot consolidation, demolition of existing buildings, tree removal and construction of an 18-storey mixed-use development comprising 116 residential apartments (51 x 1-bed units, 54 x 2-bed units & 11 x 3-bed units) with rooftop terrace, 53-room boarding house and 4 commercial tenancies with 4-storey podium, four level basement with capacity for 159 car parking spaces, new public through site link to be an easement for public access and associated public domain works and landscaping.

## PANEL MEMBERS

<b>IN ATTENDANCE</b>	Mary-Lynne Taylor (Acting Chair) Lindsay Fletcher Mark Grayson Sameer Pandey Richard Thorp
<b>APOLOGIES</b>	Martin Zaiter, Paul Mitchell and Steven Issa
<b>DECLARATIONS OF INTEREST</b>	Nil

## OTHER ATTENDEES

<b>COUNCIL ASSESSMENT STAFF</b>	Shaylin Moodliar
<b>OTHER</b>	Planning Panels Secretariat: Suzie Jattan

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

- Height of building – justification not supported without a planning proposal.

- As advised by Council, amendments required to boarding house component to obtain bonus Floor space ratio.
- The Panel noted as advised by Council that there is adjacent heritage item that may potentially be acquired and included within the development site. If this occurs then this may involve potentially the heritage conservation provisions contained within the Council LEP.
- Loss of residential amenity to be addressed.
- The Panel suggested that Council in its assessment of the development application take into account the broader planning context in terms of the overall desirable form, scale and massing of future buildings together with the public domain aspects such as through site links. Council advised there is an existing DCP for Granville that had identified pedestrian links. Reference was made by the Panel to the Parramatta Road Corridor Strategy and the guidance it might provide.