

MEETING DETAILS

MEETING DATE / TIME	Wednesday, 6 March 2019 Opening Time – 1.57pm Closing Time – 2.16pm Site inspection undertaken before briefing
LOCATION	Rydalmere Operations Centre, City of Parramatta, 316 Victoria Road, Rydalmere

BRIEFING MATTER:

2018CCI030 – LGA – City of Parramatta – DA868/2018

Address - 164 Hawkesbury Road, WESTMEAD

Description - Construction of 2 x mixed use buildings of 8 and 11 storeys comprising retail, commercial and educational uses and a childcare centre with 2 levels of basement on Lot 2. The proposal also seeks approval for site preparation and tree removal.

PANEL MEMBERS

IN ATTENDANCE	Paul Mitchell - (Acting Chair) Peter Brennan Sameer Pandey Martin Zaiter
APOLOGIES	Steven Issa
DECLARATIONS OF INTEREST	Mary-Lynne Taylor advised the applicant is the client of the firm with whom she works for.

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Denise Fernandez Mark Leotta Liam Frayne
OTHER	Planning Panels Secretariat: Suzie Jattan

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

- Exceeds height of building standard by considerable margin but complies with FSR standard.
- Design issues on ground floor plan due to difference in grade between the street and the central plaza. Also, the non-activation of the frontage along Farmhouse Street needs to be addressed.
- Need to consider proposed height in the context of future character and the surrounding area and the provisions of the applicable masterplan.

- Traffic and parking – former already congested and latter in short-supply. Therefore a need to consider the cumulative traffic situation and measures to promote non-car travel including appropriate parking supply level for this proposal.
- DEAP is asked to review its initial advice given concerns expressed at points 2 and 3 above.