

#### MEETING DETAILS

<b>MEETING DATE / TIME</b>	Wednesday, 6 February 2019 Opening Time – 2.27pm Closing Time – 3.00pm Site inspection undertaken before briefing
<b>LOCATION</b>	Rydalmere Operations Centre, City of Parramatta, 316 Victoria Road, Rydalmere

#### BRIEFING MATTER:

##### **2018SWC061 – City of Parramatta – DA326/2018**

Address – 2 Hill Road Lidcombe

Description - Demolition of existing structures and construction of three (3) residential flat buildings comprising 302 apartments with four (4) levels of basement parking (380 parking spaces) associated road/civil infrastructure.

#### PANEL MEMBERS

<b>IN ATTENDANCE</b>	Mary-Lynne Taylor (Acting Chair) Peter Brennan Sameer Pandey Martin Zaiter
<b>APOLOGIES</b>	Steven Issa
<b>DECLARATIONS OF INTEREST</b>	Paul Mitchell declared a conflict as City Plan is his employer.

#### OTHER ATTENDEES

<b>COUNCIL ASSESSMENT STAFF</b>	Myfanwy McNally Brad Roeleven
<b>OTHER</b>	Planning Panels Secretariat: Suzie Jattan

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

- The Chair advised of the need to have consistency of Panel members for all future meetings, and to engage another state member with appropriate qualifications as Mr Mitchell has declared a conflict of interest.

- The Panel notes that the applicant has lodged a deemed refusal appeal with the Land and Environmental Court of NSW (LEC). The matter is set down for first return date on 8 February 2019.
- The Panel agrees that the additional information lodged by the applicant in December 2018 should be considered in the assessment of this application. The council advises that assessment of those details is underway, but not yet complete.
- The Panel agrees it is appropriate for Council to seek the leave of the court to extend the required time for the Council to file and serve its Statement of Facts and Contentions, in order for an assessment of the application and determination by the Panel to take place.
- The Panel inspected the site and acknowledges the constraints to be assessed including vehicle access, easements, fuel/gas pipelines and flooding. With regard to access, the position of Sydney Water was noted relative to no new structures over the stormwater channel.
- The Panel was advised of the draft planning controls only recently exhibited by the Department of Planning which would impact upon site planning and built form design. The Panel noted that the council's Design Excellence Advisory Panel will have input into the assessment of the amended plans.
- The Panel requests that it be updated on the outcomes of the assessment of the additional information/amended plans, as well as the outcomes of any meetings with the applicant.
- The Panel will request its legal advisors to attend the Court and advise of its present position.