

#### MEETING DETAILS

<b>MEETING DATE / TIME</b>	Wednesday, 5 December 2018 Opening Time – 2.00pm Closing Time – 2.30pm
<b>LOCATION</b>	Rydalmere Operations Centre, City of Parramatta, 316 Victoria Road, Rydalmere

#### BRIEFING MATTER:

2018SWC103 – City of Parramatta – DA684/2018, Address - 99-119A Macquarie Street PARRAMATTA (Lot 9 DP 702736, Lot 1 DP 626765, Lot 1 DP 628809)

Description - Concept Proposal for 14 storey mixed use (retail, office, student housing, group home and boarding house) building envelope at 99-113 Macquarie Street [Epworth House], 13 storey mixed use (church administration, community facility, student housing, group home and boarding house) building envelope at 119A Macquarie Street [Fellowship Centre], 2-6 storey basement envelope (retail, church administration and 142 parking spaces), retention and restoration of Leigh Memorial Church Building including new spire; and Stage 1 demolition of existing commercial buildings to ground level.

#### PANEL MEMBERS

<b>IN ATTENDANCE</b>	Mary-Lynne Taylor (Acting Chair) Peter Brennan Paul Mitchell Sameer Pandey Steven Issa
<b>APOLOGIES</b>	Nil
<b>DECLARATIONS OF INTEREST</b>	Nil

#### OTHER ATTENDEES

<b>COUNCIL ASSESSMENT STAFF</b>	Alex McDougall, Jeff Mead (Planning Ingenuity)
<b>OTHER</b>	Planning Panels Secretariat: Suzie Jattan

#### KEY ISSUES DISCUSSED:

- Panel note that urban design and heritage experts prefer Macquarie Street front facades be parallel with the street frontage.
- Panel note that heritage expert recommends Macquarie Street setbacks to both towers be provided to allow views of the church spire from the east and west. The nature of the setbacks requires further design resolution.
- Panel are unlikely to support any cantilever or overhang of the Civic Link.
- Panel consider that any overhang of the southern share-way would need to be justified in a similar manner to that for Parramatta Square 5.

- Panel commend that the proposal does not overshadow the protected area of Parramatta Square.
- Panel raises concern that the level of parking is excessive.