

BRIEFING DETAILS

BRIEFING DATE / TIME	9 October 2019, 11.00am to 11.30am Site inspection undertaken before briefing
LOCATION	Rydalmere Operations Centre, City of Parramatta, 316 Victoria Road, Rydalmere

BRIEFING MATTER(S)

2019CCI018 – City of Parramatta – DA141/2019

Address – 60-60A Great Western Highway, Parramatta

Description – Demolition of existing structures and construction of two hotels on two separate lots, i.e. 60A and 60 Great Western Highway and new public domain works along O’Connell Street.

- The hotel at 60A is a nine storey building over three levels of basement parking and consists of associated bar, restaurant and a gymnasium.
- The hotel at No. 60 Great Western Highway is a twelve storey building over part two part three levels of basement parking and consists of associated bar, restaurant a roof top bar and one retail tenancy.

PANEL MEMBERS

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

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Deepa Randhawa
OTHER	Kim Holt – Panel Secretariat

KEY ISSUES DISCUSSED

- Overview of application
- Site access
- Public domain and connectivity to hotel
- Pedestrian access- concerns were raised about pedestrians crossing O’Connell St and the need to either facilitate mid-block crossing or put a barrier in place to stop unsafe crossing
- Owner’s consent needed for 60 Great Western Highway
- Height and Floorspace above LEP. Applicant is amending plans to meet LEP standards.

- Shadowing properties to the west. The panel notes that amended plans have been submitted which apparently comply with the building height and FSR and setback guideline. Notwithstanding there may be a case for moving building bulk on the top floors to the east to mitigate shadowing- this is to be further examined
- Need to consider potential for traffic queuing at intersection of O'Connell St and GWH and any impacts on driveway access.

TENTATIVE PANEL MEETING DATE: N/A