

BRIEFING DETAILS

BRIEFING/DATE/TIME	13 February 2020 1.34pm to 1.50pm
LOCATION	Rydalmere Operations Centre, City of Parramatta, 316 Victoria Road, Rydalmere

BRIEFING MATTER

2019CCI038 – City of Parramatta

8-10 Collett Parade, Parramatta

Lot consolidation, demolition of existing structures, tree removal and construction of a residential flat building under SEPP Affordable Rental Housing comprising 16 units with basement parking for 8 vehicles, landscaping works.

PANEL MEMBERS

IN ATTENDANCE	Abigail Goldberg – Chair Ken McBryde David Ryan Martin Zaiter
APOLOGIES	Sameer Pandey
DECLARATIONS OF INTEREST	<p>David Ryan advised that he has been engaged for several years by NSW Land and Housing Corporation (LAHC) to review REF's prepared by LAHC prior to their sign off by a senior manager of LAHC, to confirm the REFs have adequately addressed relevant procedural matters and confirm that the proposals have planning merit. The site on the Panel's agenda is not one that has come before him in that capacity and given the administrative nature of the work he has been doing on behalf of LAHC (neither as a proponent or determining agent for its projects), he does not believe there is any actual or perceived conflict of interest in his participating in this item of the Panel's agenda.</p> <p>The Panel Chair supports Mr Ryan to remain on the panel for this matter and agrees that it is not a conflict of interest under the circumstances.</p> <p>Gabrielle Morrish advised that her practice GMU has undertaken work on sites close to or adjacent to the subject site and will not participate in this matter.</p> <p>Jane Fielding advised that her firm, Architectus, has been engaged by NSW Land and Housing Corporation (LAHC) since 2018 to prepare DAs and REF's for LAHC, and is currently under commission to provide these services. The site on the Panel's agenda is not one that has come before her in that capacity. As such she advised of a perceived</p>

	conflict of interest in his participating in this item of the Panel's agenda.
--	---

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Najeeb Kobeissi, Mark Leotta and Jonathan Cleary
OTHER	Suzie Jattan – Panel Secretariat

KEY ISSUES DISCUSSED:

- Height of buildings – clause 4.6 to be justified, noting that the proposal is for 100% affordable housing, and that the precinct is in transition from low density residential to medium density housing types
- Butterfly roof design may permit higher ceilings for apartments on the upper level
- Condition to be applied preventing residents from accessing the residential parking scheme if applicable.