

**BRIEFING DETAILS**

<b>BRIEFING/DATE/TIME</b>	1 July 2020 10.30am to 11.00am
<b>LOCATION</b>	Teleconference

**BRIEFING MATTER**

**PPSSCC- 102 – City of Parramatta – DA/1157/2016/H** 657-661 Victoria Road & 4-6 Wharf Road, Melrose Park (Lot 2 DP 588575, LOT 3 DP 588575, Lot 11 DP 128907, Lot 3 DP 588575, Lot 1 DP 128912, Lots 71 & 72 DP 1136996, Lot 2 DP 128912, Lot 2 DP 619396, LOT 2 DP 619396, Lot 1 DP 221045, Lot 2 DP 221045) Section 4.55(2) modification to DA/1157/2016 for a concept plan for 4 stage mixed use development, specifically amendments to approved building envelopes including increases in height, amendment to approved uses, reallocation of floor space & deep soil, deletion of redundant condition and revised timing of approved public domain upgrades.

**PANEL MEMBERS**

<b>IN ATTENDANCE</b>	Abigail Goldberg - Chair David Ryan Sameer Pandey Martin Zaiter
<b>APOLOGIES</b>	Nil
<b>DECLARATIONS OF INTEREST</b>	Gabrielle Morrish advised that she would not participate in this matter as her company had prepared a concept master plan for the site for a different client in 2015.

**OTHER ATTENDEES**

<b>COUNCIL ASSESSMENT STAFF</b>	Alex McDougall
<b>OTHER</b>	Suzie Jattan – Panel Secretariat

**KEY ISSUES DISCUSSED:**

Concept plan amendments result in further breaches of the 28m (8 storey) height limit as the developer seeks to optimise the GFA potential. This GFA is the result in part of the transfer of floor space from the adjoining site, which was Council-owned but has been sold to the developer. This parcel cannot sustain substantive development.

In the assessment of these further height variations, the Panel recommends that detailed consideration should be given to:

- re-evaluation of the grounds relied upon for the currently approved variations
- the implications of proposed landfill on ‘existing’ and ‘finished’ ground levels

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- the relationship between the building heights and the open space/landscaping setting, inclusive of proposed setbacks from Victoria Road and the former Council land.

## **Planning Panels Secretariat**

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