

**BRIEFING DETAILS**

|                           |                                   |
|---------------------------|-----------------------------------|
| <b>BRIEFING/DATE/TIME</b> | 1 July 2020<br>11.00am to 11.30am |
| <b>LOCATION</b>           | Teleconference                    |

**BRIEFING MATTER**
**PPSSCC- 103 – City of Parramatta – DA/295/2020**

659 Victoria Road, Melrose Park (Lot 11 DP128907)

Construction of 4 x 6-11 storey residential flat buildings and 2 x 10-12 storey mixed use buildings containing 412 residential units, supermarket, medical centre and 2 retail shops; 3 basement levels providing 565 car parking spaces; earthworks; landscaping; tree removal; signage; public domain works; strata, stratum and Torrens title subdivision. The proposal constitutes stage 4 of concept plan approval DA/1157/2016.

**PANEL MEMBERS**

|                                 |                                                                                                                                                                        |
|---------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>IN ATTENDANCE</b>            | Abigail Goldberg - Chair<br>David Ryan<br>Sameer Pandey<br>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:**

This scheme is inter-related with the separate, concurrent application to modify the Concept Consent (DA/1157/2016) for the broader development that includes the subject site. The Panel briefing record for that application is therefore also relevant to this application.

Issues discussed specific to this application and for consideration in Council's assessment include:

- Differentiation of building design across a development of this scale. Materials, colours and articulation of building facades in general and the southern façade in particular.
- Design advice to be received from Council's DEAP.

**Planning Panels Secretariat**

4PSQ 12 Darcy Street, Parramatta NSW 2150 | Locked Bag 5022, Parramatta NSW 2124 | T 02 8217 2060 |  
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- Proposed setbacks to Victoria Road in relation to internal amenity, landscaping potential and implications for additional building heights.
- Wayfinding and accessibility from the street to Building 6, and a street address for the building.
- Amenity of some apartments, including units with undefined windowless rooms, potential acoustic issues for a unit directly adjacent to the service vehicle entrance, and studio units with single orientation to Victoria Road.
- Widths of internal roads in relation to streetscape design and functionality for parking, service vehicles etc.
- Neighbours' submissions in relation to character, building height, views and privacy.

## Planning Panels Secretariat

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