

## RECORD OF BRIEFING SYDNEY CENTRAL CITY PLANNING PANEL

### MEETING DETAILS

<b>MEETING DATE / TIME</b>	Wednesday, 4 September 2019 Opening Time – 12.25pm Closing Time – 1.10pm
<b>LOCATION</b>	Rydalmere Operations Centre, City of Parramatta, 316 Victoria Road, Rydalmere

### BRIEFING MATTER:

**PPSSCC-13 – City of Parramatta – DA/367/2019**, Address – 11A and 13 Carter Street, Lidcombe  
Description - Construction of a mixed-use building comprising a 337room hotel, retail tenancy, supermarket, and associated parking, landscaping and public domain works.

### PANEL MEMBERS

<b>IN ATTENDANCE</b>	<b>Panel Members</b> Paul Mitchell (Acting Chair) Mark Grayson Sameer Pandey Lindsay Fletcher Martin Zaiter
<b>APOLOGIES</b>	Mary-Lynne Taylor
<b>DECLARATIONS OF INTEREST</b>	Nil

### OTHER ATTENDEES

<b>COUNCIL ASSESSMENT STAFF</b>	Brad Roeleven
<b>OTHER</b>	Planning Panels Secretariat: Suzie Jattan

The Panel notes and generally supports the DEAP's key points to improve urban design and amenity for occupants which are:

- No support for departure from DCP tower setbacks;
- Greater activation required to Carter Street frontage;
- Design of the public lane needs a more civic treatment;

- More residential access points required to improve permeability;
- Lobby and corridor spaces need to be highest quality;
- Massing is relentless and introverted. Greater separation between built elements is required in accordance with the DCP;
- Design of courtyard at level 3 requires significant improvements to achieve better defined and more usable spaces;
- Façade expression and articulation requires greater attention.

The Panel recommends that the applicant carefully consider each of the suggested design improvements.

**KEY ISSUES DISCUSSED AND MATTERS TO BE ADDRESSED IN THE COUNCIL ASSESSMENT REPORT:**

- Clause 4.6 exception to development standard – building height to be assessed – but in principle requested variation looks reasonable;
- Verify floor space ratio – some built areas appear to have been omitted;
- Detail and design of pedestrian link given it straddles boundary between phases 3 and 4;
- Pipeline corridors and associated impacts;
- Maximum building length and maximum building footprint should comply with DCP;
- Provision of zero setbacks for towers;
- Lack of active frontage to Carter Street;
- Porte-cochere appropriateness and interaction with potential light rail along Uhrig Road;
- Parking about 50% of DCP requirement need for good justification;
- Request revised drawings and additional information;
- Consider applicant's subsequent response to RFI;
- Necessary signage is missing and should be provided.