

BRIEFING DETAILS

BRIEFING/DATE/TIME	3 March 2021 11.00am to 11.30 am
LOCATION	Teleconference

BRIEFING MATTER

PPSSCC-135 – DA/493/2020 – City of Parramatta – 189 Macquarie Street, Parramatta, the erection of two residential towers above an existing seven storey podium to provide an additional 708 apartments; the use and re-configuration existing basement levels for carparking; re-configuration of existing podium levels to integrate the new towers.

PANEL MEMBERS

IN ATTENDANCE	Abigail Goldberg (Chair) Ken McBryde Richard Thorp
APOLOGIES	Jane Fielding
DECLARATIONS OF INTEREST	<p>David Ryan advised that he is conflicted as his company has undertaken assessments for DAs related to the site. He is also providing expert witness services for the Council in a Land and Environment Court appeal brought by Toplace related to a DA for the site.</p> <p>Gabrielle Morrish advised that she has undertaken an urban design report for a planning proposal on this site.</p> <p>Clr Sameer Pandey advised that he has participated in workshops/meetings and has voted on the planning proposal which came to the chamber. In addition, this property was sold to the developer by Council.</p> <p>Clr Martin Zaiter advised that he has participated in workshops/meetings and has voted on the planning proposal which came to the chamber. In addition, this property was sold to the developer by Council.</p>

OTHER ATTENDEES

COUNCIL STAFF	Brad Roeleven - Executive Planner, City Significant Development Myfanwy McNally - City Significant Development Manager
OTHER	George Dojas – Regionally Significant Development Suzie Jattan – Planning Panel Secretariat

KEY ISSUES DISCUSSED:

- History of applications related to the site, and related site complexity.
- Still to be resolved:
 - Groundwater matters
 - Location of substations (Energy Australia)
 - Sydney Water has concerns regarding wet weather sewage disposal in this location considering the demand that this size development will drive
 - Between the original approval in 2015 and now, the Parramatta Light Rail has been approved and runs adjacent to the site, affecting approved access ways
 - Encroachments of architectural elements over the railway corridor
 - Wind impacts, requiring greater testing and rigour in the approach from the applicant
 - Technical issues related to the BASIX applications
 - Probably maximum flood impacts at the ground / podium / basement levels
 - Architectural roof feature
 - Reflectivity.
- Panel notes that solar access is 26% below target while cross ventilation is 20% below target. The Panel considers both factors could be improved.
- Panel notes that there is a high degree of reliance on elevated outdoor space, which has the potential to be impacted by winds.
- Solar access impacts should be considered also for Robin Thomas and James Ruse Reserves, including playgrounds on these sites.
- Anticipated to come to the Panel for determination around June 2021, pending successful resolution of outstanding matters as outlined above.