

BRIEFING DETAILS

BRIEFING/DATE/TIME	3 March 2021 10.00am to 10.30 am
LOCATION	Teleconference

BRIEFING MATTER

PPSSCC-170 – DA/716/2020 - City of Parramatta – 38-42 East Street, Granville, Lot consolidation, demolition and construction of a 26 storey mixed-use development comprising 2 retail tenancies on the ground floor, 3 levels of podium car parking comprising 86 car spaces and 114 residential units above. The application is Nominated Integrated development under the provisions of the Water Management Act 2000

PANEL MEMBERS

IN ATTENDANCE	Abigail Goldberg (Chair) Gabrielle Morrish Martin Zaiter Sameer Pandey
APOLOGIES	Nil
DECLARATIONS OF INTEREST	David Ryan declared an indirect conflict for (East St Granville) because he is currently acting for council against Toplace on the 189 Macquarie St site. Gabrielle Morrish declared that her practice (although not herself) had undertaken a review for this site over 10 years ago for a different. The Chair agreed this did not constitute a conflict for this matter.

OTHER ATTENDEES

COUNCIL STAFF	Denise Fernandez - Senior Development Assessment Officer, City Strategy & Development Myfanwy McNally - City Significant Development Manager
OTHER	George Dojas – Regionally Significant Development Suzie Jattan – Planning Panel Secretariat

KEY ISSUES DISCUSSED:

- Site subject to a recent Planning Proposal (2019) to change height and FSR – 82m height and FSR of 6:1.
- Council identified the following–
 - Planning Proposal amended height and FSR are proposed to be exceeded
 - There is a lack of clarity regarding the western boundary of the site adjacent to Sydney Trains land, with Sydney Trains presently disputing the location of the boundary.
 - The proposal generally complies with the site specific envelope and setbacks for the site.
 - Additional reports are still required for the proposal to finalise the assessment

- Podium parking was supported by a design jury to enable design excellence to be achieved. The applicant sought to use the existing access to the site.
- The Panel supports Council requiring the proposal to stay within the height and FSR controls set by the Planning Proposal.
- The Panel has concerns regarding the podium parking as this is not sleeved on any elevation despite its exposure to the public domain.
- The Panel notes that the proposal does not currently provide a flexible floor to floor height, which would enable later conversion to other uses.
- The Panel queried how acoustics and cross ventilation were going to be handled on the site considering proximity to the rail station and railway line.
- Clarification was requested regarding the privacy interface between the eastern portion of the building and 10 -32 East St, given the proposed non-compliant separation.