

#### BRIEFING DETAILS

<b>BRIEFING/DATE/TIME</b>	3 March 2021 10.30am to 11.00 am
<b>LOCATION</b>	Teleconference

#### BRIEFING MATTER

PPSSCC-187 – DA/596/2020 – City of Parramatta – 9-11 Fig Tree Avenue, Telopea (Lots 271 & 272 DP 36743), Concept development application for future mixed-used development, incorporating centre-based child-care facility and residential flat building. The concept development application seeks approval for a maximum floor space ratio of 2.2:1, maximum height of up to 7 storeys, 3 levels of basement car parking, ground floor centre-based child care facility (for 95 children), 36 residential apartments, setbacks, and car parking rates. 50% of residential floor space would be affordable housing pursuant to State Environmental Planning Policy (Affordable Rental Housing) 2009.

#### PANEL MEMBERS

<b>IN ATTENDANCE</b>	David Ryan (Acting Chair) Ken McBride Gabrielle Morrish Martin Zaiter Sameer Pandey
<b>APOLOGIES</b>	Nil
<b>DECLARATIONS OF INTEREST</b>	Abigail Goldberg declared a COI for this application as she assisted Land and Housing Corp by leading an expert panel review of the Telopea Masterplan in October 2016

#### OTHER ATTENDEES

<b>COUNCIL STAFF</b>	Alex McDougall – Executive Planner, City Significant Development Myfanwy McNally - City Significant Development Manager Jan McCredie, Urban Design Manager, City of Parramatta Jessica Richards-Smith, Urban Design Officer, City of Parramatta
<b>OTHER</b>	George Dojas – Regionally Significant Development Suzie Jattan – Planning Panel Secretariat

#### KEY ISSUES DISCUSSED:

- The application is for Concept Consent. Clause 6.18 of the PLEP allows for a site specific DCP (for which a concept consent may be substituted), in lieu of a precinct wide DCP. *Draft Telopea Development Control Plan 2011* is yet to be exhibited.
- Clause 6.18 nonetheless requires the Concept DA to address the site **and its context**.

- The application seeks a floor space bonus under the *Affordable Rental Housing SEPP*, which necessitates consideration (under cl. 16A) of whether the design is compatible with the character of the local area.
- Issue such as orientation, slope of the land and street alignment require particular attention in relation to the site's context
- The Panel notes that this is the first development in this precinct and will establish a precedent for subsequent progressive redevelopment within the precinct.
- In the circumstances of a precinct that is in the earliest stage of transition from its existing character to a very different planned future character, the Panel will require assessment of the development (to address the above mentioned LEP and SEPP requirements), in the context of the desired future character of the precinct/local area.
- To address these issues, the Panel considers that the application would benefit from the applicant engaging with Council in an urban design analysis that examines site planning and design in the context of its desired future character.
- The Panel noted that the proposed mix of uses, particularly the ground floor child care centre, creates a range of challenges in terms of design interrelationships and internal and external operational and amenity issues.
- The Panel will look for reasonable assurance at this conceptual stage, that issues including compliance with childcare planning guidelines, drop-off arrangements, setbacks, landscape buffers, privacy, acoustics, residential amenity, ADG consistency, garbage collection, overshadowing, extent of basement area and general building design quality, are capable of being satisfactorily addressed at the subsequent detailed application stage.
- In this regard, the Panel notes that the 'detailed DA' has already been submitted (separately) and that its assessment will necessarily be heavily influenced by the outcome of the above matters relating to the concept DA.