

**BRIEFING DETAILS**

<b>BRIEFING DATE / TIME</b>	Wednesday, 6 November 2019, 12.10pm and 11:30 am
<b>LOCATION</b>	Rydalmere Operations Centre

**BRIEFING MATTER**
**PPSSCC-21 – Parramatta - DA/968/2016/A**
**160 Hawkesbury Road Westmead**

Section 4.55(2) modification to DA/968/2016 for tree removal and construction of two residential flat buildings containing 556 apartments over 4 levels of basement car parking. Building A comprises a part 4, part 9 storey building and Building B comprises a part 8, part 15 and part 24 storey building. The proposed modifications include reconfiguration of the layout and arrangement of apartments within the floorplate of the tower (Building B3), a reduction in the number of apartments from 556 to 555, changes to the materiality and design of the facades of the tower and minor changes to three other apartments in Buildings B1 and B2. The determining authority will be the Sydney Central City Planning Panel.

**PANEL MEMBERS**

<b>IN ATTENDANCE</b>	Paul Mitchell (Acting Chair) and Martin Zaiter
<b>APOLOGIES</b>	Sameer Pandey
<b>DECLARATIONS OF INTEREST</b>	Mary-Lynne Taylor declared a conflict as her firm represents University of Western Sydney as a client. She did not participate in the briefing.

**OTHER ATTENDEES**

<b>COUNCIL ASSESSMENT STAFF</b>	Aryan Qayumi, Jonathon Cleary
<b>OTHER</b>	Brianna Cheeseman – Planning Panels Secretariat

**KEY ISSUES DISCUSSED**

- Application to modify a residential apartment complex that was approved by the Panel in 2016. 3 buildings are affected, the first of which is B3. There are no changes to the footprint and external envelope of the building, and the principal development standards remain unchanged. The only change is the mix of units, primarily to introduce more 3 bedroom units at the expense of 1 bedroom units, which results in the loss of one unit. There do not appear to be any consequential planning issues, including to the original approval conditions.
- Building B2 - there don't appear to be any material planning concerns. The modifications are only small increases to the area of the ground floor terraces.
- Building B1 – examine the effects of the balcony addition in this one location to the aesthetics of the building compared to the originally approved design.

**TENTATIVE PANEL MEETING DATE: N/A**