

**BRIEFING DETAILS**

<b>BRIEFING/DATE/TIME</b>	2 June 2021 10.00am to 10.18am
<b>LOCATION</b>	Teleconference

**BRIEFING MATTER**

PPSSCC-226 – City of Parramatta - DA/1263/2016/B, 12A Parkes Street, Harris Park, Section 4.55(2) modification of DA/1263/2016 for the construction of a 23 storey mixed use development comprising 113 residential units and 3 levels of basement parking. Modifications include the construction of 3 additional residential levels, reconfiguration of some existing residential floor plates, internal layout changes to the lobby and terrace levels, changes to the facade, and a reduction in parking spaces.

**PANEL MEMBERS**

<b>IN ATTENDANCE</b>	Abigail Goldberg – Chair David Ryan Jane Fielding
<b>APOLOGIES</b>	Richard Thorp
<b>DECLARATIONS OF INTEREST</b>	Martin Zaiter advised that he participated in Council discussion regarding the Planning Proposal for this site in December 2018.  Sameer Pandey advised he participated in Council discussion regarding the Planning Proposal for this site in December 2018.  Gabrielle Morrish advised that her firm had been approached by the Applicant regarding this site and had been provided with background information relating to it although no consulting work had been undertaken.

**OTHER ATTENDEES**

<b>COUNCIL STAFF</b>	Katherine Lafferty - Executive Planner - City Significant Development
<b>OTHER</b>	George Dojas – Regionally Significant Development Suzie Jattan – Planning Panel Secretariat

**KEY ISSUES DISCUSSED:**

- The Panel noted the matters raised in the Briefing Note, and the issues these raise in relation to:
  - The development approval process undertaken by the Applicant;
  - Alignment with planning controls and strategic planning intent for the site.
- Council's planner noted that the Applicant has proposed reducing the height of the proposal by one floor since the Briefing Note was prepared. Should this be carried through, the reduced height of the proposal will be compliant with planning controls.
- The Panel considers achieving a height compliant development to be a positive step.
- Council's planner noted that FSR non-compliance will be reduced if height is reduced, however FSR will still exceed the controls by 13%.

- The Panel noted that the revised, non-compliant FSR would need to be assessed in relation to its planning merit and environmental impact.
- In addition, the Panel noted that the application will need to be updated to ensure the requisite facilities are provided for the additional levels, including storage and the like.