

RECORD OF BRIEFING

SYDNEY CENTRAL CITY PLANNING PANEL

BRIEFING DETAILS

BRIEFING/DATE/TIME	12 May 2021 8.30am to 9.30am
LOCATION	Teleconference

BRIEFING MATTER

PPSSCC-239 - DA/249/2021 – City of Parramatta, 4 Uhrig Road Lidcombe, Construction of a mixed-use building comprising 587 residential apartments, retail tenancies, child-care centre and associated car parking, embellishment of public open space area, associated landscaping and earthworks.

PANEL MEMBERS

IN ATTENDANCE	Abigail Goldberg – Chair David Ryan Gabrielle Morrish Sameer Pandey Martin Zaiter
APOLOGIES	Nil
DECLARATIONS OF INTEREST	Nil

OTHER ATTENDEES

COUNCIL STAFF	Frances Mehrtens - Assessment Officer Brad Roeleven - Executive Planner, City Significant Development
APPLICANT REPRESENTATIVES	Walter Gordon – Head of Planning and Development, Meriton Group Frank Ru – Head of Architecture, Meriton Nick Byrne – Director DKO Architects Matthew Lennartz - Executive Manager – Planning and Government Dwight Torrevillas - Senior Design Manager, Meriton David Randerson - DKO architect David Felicio - DKO architect
OTHER	George Dojas – Regionally Significant Development Suzie Jattan – Planning Panel Secretariat

KEY ISSUES DISCUSSED:

- The remaining difference of opinion between the DEAP and the applicant, being primarily with regard to the orientation of northern tower relative to the street alignment.
- The importance to the Panel of the relationship of the development to the ground plane ie the podium, its scale, activation, relationship to street alignments and how the towers interrelate with the podium.
- The relationship between the tower orientation and the ability of the northern tower to achieve solar compliance against the ADG.
- Approved towers in the context that have the similar orientation to that proposed by the applicant.
- The Panel clarified the process that would occur following this briefing as:

- Panel to produce Record of Briefing
- Applicant to provide to Council, ideally in a tabular format, clarification of technical and administrative requirements, including
 - FSR compliance
 - ADG compliance,
 - Variations being sought, and updated justification documentation required to reflect the current application
- Applicant to provide to Council, in summary format, design rationale addressing
 - Justification for the northern tower orientation relative to solar access and context (as presented to the Panel)
 - The podium response to the ground plane and street alignments, and tower to podium relationships,
- Council to expedite electronic desktop review of the amended DA, including the applicant's design rationale in relation to the towers and podium as above, by the DEAP. Council has undertaken to convene the same panel who have previously reviewed the application to ensure continuity.
- On receipt of updated technical, administrative and design material, Council will proceed with finalising assessment of the DA, including consideration of the DEAP comments, and proceed to make recommendations and prepare a report for the Panel for determination, including conditions as required.
- The Panel will make its determination per the standard Panel procedures and within standard Panel timelines.