

## BRIEFING DETAILS

|                             |                             |
|-----------------------------|-----------------------------|
| <b>BRIEFING DATE / TIME</b> | 16 October 2019, 12:50pm    |
| <b>LOCATION</b>             | Rydalmere Operations Centre |

## BRIEFING MATTER

### PPSSCC-24 – City of Parramatta – DA501/2019

Address – 4-8 Uhrig Road, Lidcombe

Description – Construction of a mixed-use building containing 378 residential apartments, childcare centre and retail tenancies with ground and basement parking.

## PANEL MEMBERS

|                                 |  |
|---------------------------------|--|
| <b>IN ATTENDANCE</b>            | Mary-Lynne Taylor (Chair), Paul Mitchell, Peter Brennan, Sameer Pandey and Martin Zaiter |
| <b>APOLOGIES</b>                | None   |
| <b>DECLARATIONS OF INTEREST</b> | None   |

## OTHER ATTENDEES

|                                 |  |
|---------------------------------|--|
| <b>COUNCIL ASSESSMENT STAFF</b> | Andrew Golden, Brad Roeleven and Myfanwy McNally |
| <b>OTHER</b>                    | Lisa Foley, Planning Panels Secretariat          |

## KEY ISSUES DISCUSSED

- Significant and inexplicable departures from DCP – because no constraints on site
- Unacceptable undersupply of landscape area – Panel expects compliance with controls on deep soil availability
- Panel noted the significant issues raised by DEAP
- Significant non-compliances with setbacks, insufficient fragmented communal open space
- Contributions plan identifies need for 1000sqm community facility as part of Town Centre, which is not provided in proposed development
- Reference to VPA, but not provided to Panel – Panel requests it be available at next briefing
- Maximum building footprint control exceeded by both towers – DEAP says too bulky
- Child care centre will be subject to a separate DA – not clear what level of consent is expected through this DA
- FSR calculations need to be verified and may increase

**TENTATIVE PANEL MEETING DATE:** too soon to set a potential meeting date, given number of outstanding issues to be resolved