

#### BRIEFING DETAILS

<b>BRIEFING/DATE/TIME</b>	4 November 2021 4.30pm to 6.00pm
<b>LOCATION</b>	Teleconference

#### BRIEFING MATTER

**DA/587/2021 - PPSSCC-265, DA/588/2021 - PPSSCC-266, DA/622/2021 - PPSSCC-275, DA/623/2021 - PPSSCC-276, DA/624/2021 - PPSSCC-277 – City of Parramatta, 14-16 Hill Road, Wentworth Point**

Multiple development applications for the mixed-use development and public domain works of 5 x sub-precincts at 14-16 Hill Road, Wentworth Point.

#### PANEL MEMBERS

<b>IN ATTENDANCE</b>	Abigail Goldberg – Chair David Ryan Brian Kirk Sameer Pandey Ric Thorp
<b>APOLOGIES</b>	Nil
<b>DECLARATIONS OF INTEREST</b>	Martin Zaiter

#### OTHER ATTENDEES

<b>COUNCIL STAFF</b>	Katherine Lafferty – Development Assessment Officer Myfanwy McNally - City Significant Development Manager
<b>APPLICANT REPRESENTATIVES</b>	Edward Natour – Project Director, Sekisui House Zac Petrovic – Senior Development Manager, Sekisui House Aaron Sutherland – Town Planner, Sutherland & Associates Planning James McCarthy – Architect, Turner
<b>OTHER</b>	George Dojas – Regionally Significant Development

#### KEY ISSUES DISCUSSED:

- Planning framework:**  
 The Panel received a comprehensive briefing and presentation from Council regarding the planning framework including the current Planning Proposal and VPA, which are nearing resolution.
- Public domain:**  
 Extension of the public domain in relation to the foreshore was discussed, with the Panel noting the supplementation of this key open space by the applicant, who will also deliver the parklands in cooperation with Council.  
 Ongoing maintenance and management of public spaces was discussed, and the Panel noted that requirements in this regard are addressed in the VPA, with parklands to be dedicated to Council.
- Staging:**  
 The Panel was advised of the proposed staging of the development and phasing of DA's for determination, noting that this may change due to some phases still being under design development

through a workshopping process with Council's DEAP. Moreover, the subdivision and infrastructure DA needs to be determined first. The applicant has also identified two priority precincts.

- **Traffic and public transport:**

Panelists queried traffic and parking implications of the proposal. Council explained that because the proposal did not exceed the planning controls for the area, the applicant had not been required to undertake traffic studies in addition to those undertaken when the planning framework for the area was put in place.

Panelists also queried the status of the Parramatta Light Rail (PLR) proposal, and how the timing of this may affect the development. The applicant advised that they were strongly in support of the PLR, and that their planning for the area was being undertaken in such a way as to accommodate light rail, and enable its installation. It was noted however that final approval of the PLR has not yet been obtained from State Government, with a Final Business Case anticipated to be submitted to Cabinet around March next year.

The applicant observed that a ferry stop was already in place adjacent to their site, and that although they would strongly welcome light rail, if it were not to proceed, their proposal was able to be adapted for other public transport modes e.g. bus.

- **Urban design and architecture:**

The applicant provided a detailed presentation regarding the overall urban design intentions for the area, the character proposed for each sub-precinct, and the range of architecture. It was noted that a number of architectural teams are working across the masterplan to ensure diversity of built form within a coordinated framework.

Panelists expressed support for this approach, and observed that it was responsive to the wider Sydney context, which is characterized by a range of 'villages' with different characters. Panelists also expressed support for the attention paid to ground level activation of the proposal and the interface of buildings with the public domain.

Panelists queried the project architect's response to the ADG, regarding which the architects replied that the site benefited from a northerly aspect towards the water, which had enabled largely north, west and east facing apartments to be proposed for optimal solar access in addition to a water view. Wind impacts were discussed with regard to ground level impacts and pedestrian comfort. The architects noted that both winds resulting from the new buildings and winds from the surrounding parkland had been investigated and addressed in the design proposal.

Landscaping was raised, regarding which the applicant advised that they had committed to provide one tree on the site per apartment. The Panel observed that Council is strongly in support of optimizing the tree canopy in Parramatta, and expressed support for this approach.

- **Site contamination:**

Panelists queried the status of site contamination. Council advised that the appropriate contamination investigations had been undertaken, with remedial actions planned and undertaken, and sign-off from an independent site auditor to be achieved.

- **Procedural matters going forward:**

The Panel noted the proposed timing of applications for determination, which it is recognised may be required to be varied as some DA's are further advanced than others. The Panel requested further briefings as part of the determination process. The Panel Secretariat will liaise with Council in this regard.

The Chair requested that insofar as possible the same Panel members as participated in this briefing should be party to the determination.