

**BRIEFING DETAILS**

<b>BRIEFING/DATE/TIME</b>	3 February 2022 10.00am to 10.30am
<b>LOCATION</b>	Teleconference

**BRIEFING MATTER**

**PPSSCC-279 - DA/722/2021 - City of Parramatta,  
10-12 River Road West, Parramatta**

Demolition of the existing structures, tree removal, and construction of a mixed use development over two levels of basement car parking with retail premises on the ground floor and 273 residential apartments on the levels above pursuant to the SEPP (Affordable Rental Housing) 2009. The development is Integrated development pursuant to the Water Management Act 2000 and the Fisheries Management Act 1994.

**PANEL MEMBERS**

<b>IN ATTENDANCE</b>	Abigail Goldberg David Ryan Roberta Ryan Richard Thorp Jane Fielding
<b>APOLOGIES</b>	Nil
<b>DECLARATIONS OF INTEREST</b>	Nil

**OTHER ATTENDEES**

<b>COUNCIL STAFF</b>	Myfanwy McNally - City Significant Development Manager Sohini Sen – Council Planner
<b>OTHER</b>	George Dojas – Regionally Significant Development Suzie Jattan – Planning Panel Secretariat

**KEY ISSUES DISCUSSED:**

- The Panel notes that a number of key assessment issues have been raised by the Council and it is awaiting receipt of responses from the applicant to enable their further assessment.
- Noting this, some preliminary issues discussed that will require detailed information/justification and assessment include:
  - Justification of proposed height and FSR variations. The Panel notes that the development is subject to site specific LEP and DCP provisions that are sought to be varied principally on the basis of affordable housing provision. The Panel will require clarification of the bonuses sought to be obtained under the ARH SEPP and notes that Clause 4.6 of the LEP requires holistic consideration of the full range of relevant design, amenity and other planning matters.
  - Provision of communal open space for residents.
  - Resolution of flooding and engineering matters.
  - Resolution of public open space matters.

**DETERMINATION DATE:** TBC following advice from Council on the status of the applicant's response to its additional information request.