

**BRIEFING DETAILS**

<b>BRIEFING/DATE/TIME</b>	3 November 2021 4.30pm to 5.00pm
<b>LOCATION</b>	Teleconference

**BRIEFING MATTER**

**PPSSCC-282 – Parramatta – DA801/2021**, 95 Marsden Street, Parramatta, Demolition, tree removal, and construction of a 2 storey Police Station building, including expansion of the existing basement carpark, relocation of the vehicular access to Phillip Street and provision of signage.

**PANEL MEMBERS**

<b>IN ATTENDANCE</b>	Abigail Goldberg (Chair) David Ryan Sameer Pandey Martin Zaiter
<b>APOLOGIES</b>	Nil
<b>DECLARATIONS OF INTEREST</b>	Nil

**OTHER ATTENDEES**

<b>COUNCIL STAFF</b>	Sohini Sen – Development Assessment Officer Claire Stephens – Manager Development Assessment
<b>OTHER</b>	George Dojas – Regionally Significant Development

## KEY ISSUES DISCUSSED:

- The development is compliant with the applicable height and FSR standards.
- The Panel noted that some internal details of the development are 'blacked out' for security reasons, however Council advised that this should not affect Council's ability to properly assess the DA under the EP+A Act or the Panel's ability to determine it.
- A 2m wide corridor for the proposed cycleway is accommodated in the development design, with details of how that will be delivered subject to separate processes.
- Council's DEAP raised design issues, including interface with public domain and response to context within Justice Precinct and adjoining courthouse. The Panel was advised that the applicant has indicated a preparedness to respond to some of these issues.
- In addition, the Panel requests consideration of the following design issues:
  - CPTED, particularly how the building contributes to passive surveillance of the street and limiting opportunities for hiding places,
  - The building's contribution to the public domain,
  - Tree replacement in the context of the removal of existing trees and Council's policy to increase tree canopy within the CBD.
- Engineering matters raised by Council. The applicant has indicated that updated drainage details will be supplied.
- Waste matters raised by Council. The applicant considers that these may be dealt with by conditions.
- Awaiting TfNSW/PLR comments on the applicant's Construction Management Plan.
- Access and parking arrangements discussed
- 2 public submissions were received.
- Subject to Council's assessment of the final form of the development in consideration of the above issues, the Panel considers the application is suitable for electronic determination.