

**BRIEFING DETAILS**

|                           |                                     |
|---------------------------|-------------------------------------|
| <b>BRIEFING/DATE/TIME</b> | 1 December 2021<br>3.30pm to 4.00pm |
| <b>LOCATION</b>           | Teleconference                      |

**BRIEFING MATTER**
**PPSSCC-285 – DA/812/2021 – City of Parramatta**
**33, 35, 37, 39 41, 43 Marion Street, Parramatta**

Concept development application for 21-27 storey mixed-use building incorporating retail, commercial, boarding house and shop-top housing uses. The concept development application seeks approval for building location, footprints and envelope; pedestrian links; pedestrian/vehicular entries; open space and landscaping. Future design competition and detailed development applications would subsequently be required for any works. The boarding house component and 50% of the shop-top housing floor space would be affordable rental housing pursuant to State Environmental Planning Policy (Affordable Rental Housing) 2009.

**PANEL MEMBERS**

|                                 |   |
|---------------------------------|---|
| <b>IN ATTENDANCE</b>            | David Ryan – Acting Chair<br>Ken McBryde<br>Jane Fielding<br>Richard Thorpe |
| <b>APOLOGIES</b>                | Roberta Ryan  |
| <b>DECLARATIONS OF INTEREST</b> | Abigail Goldberg declared she may have a perceived conflict of interest     |

**OTHER ATTENDEES**

|                      |   |
|----------------------|---|
| <b>COUNCIL STAFF</b> | Myfanwy McNally - City Significant Development Manager<br>Alex McDougall - Executive Planner – City Significant Development |
| <b>OTHER</b>         | George Dojas – Regionally Significant Development<br>Suzie Jattan – Planning Panel Secretariat                              |

**KEY ISSUES DISCUSSED:**
**SEPP Affordable Rental Housing**

- Floor Space Ratio Bonuses – Confirmation required of correct calculation of the available bonuses.
- Extent of FSR appears to contribute to a range of planning concerns with the proposal, including those below.
- Consistency with the character of the area dependent on the future character as described in the CBD PP and the certainty and imminence of that PP.

**SEPP 65 / Apartment Design Guide**

- Consideration of solar impacts to adjoining properties, particularly 27 Station Street West to south.
- Consideration of adequacy of Communal Open Space.
- Consideration of adequacy of Deep Soil.

- Consideration of adequacy of Solar Access for future DAs.

#### **Parramatta Local Environmental Plan 2011**

- Proposal does not comply with site specific tower setback to adjoining heritage.
- Proposal significantly exceeds car parking rates, relying on non-discretionary development standard in ARH SEPP. Clarification required as to appropriateness of this approach.

#### **Parramatta Development Control Plan 2011**

- Various non-compliances with setback and floorplate controls, primarily to accommodate FSR bonuses associated with ARH SEPP, require justification.
- Landscaping – No tree planting proposed on site. No details of on-structure planting, if any.
- Consideration to be given to appropriateness and practicality of resultant built form of 'Stage 2' element of proposal, given its small and narrow floorplate.
- Consideration to be given to how the large blank eastern façade of Stage 1 will be treated until Stage 2 is built.

#### **Voluntary Planning Agreement**

- Consideration to be given to the practical delivery of public rights of way on the Stage 2 site at the time of Stage 1 occupation.

#### **Design Excellence**

- Consideration to be given to how design excellence can be assured.

**TENTATIVE DETERMINATION DATE: February 2022**