

BRIEFING DETAILS

BRIEFING DATE / TIME	Thursday, 24 March 2022, 3.00pm to 4:00pm
LOCATION	MS Teams Teleconference

BRIEFING MATTER(S)

PPSSCC-298 – Parramatta – DA/716/2020/REVIEW - 42 east Street, Granville

Section 8.3 review of determination for DA/716/2020 for lot consolidation, demolition and construction of a 26-storey mixed-use development comprising 2 retail tenancies on the ground floor, 3 levels of podium car parking comprising 86 car spaces and 114 residential units above. The application is Nominated Integrated development under the provisions of the Water Management Act 2000.

PANEL MEMBERS

IN ATTENDANCE	Roberta Ryan (Chair), Graham Brown, Brian Kirk
APOLOGIES	NIL
DECLARATIONS OF INTEREST	NIL

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Sohini Sen
PLANNING PANEL SECRETARIAT	Sharon Edwards

KEY ISSUES DISCUSSED

- Amended and additional information addressing the original Panel's reasons for refusal accompanies the application. In particular, amended survey information and amended plans with reduced height and FSR.
- The revised design proposes an Architectural Roof Feature, which exceeds the maximum LEP building height. The Panel notes that a written cl. 4.6 request to vary the maximum height of buildings has not been submitted. The Panel suggests that Council advise the Applicant to consider its options in this regard.
- Sydney Trains have provided concurrence but a referral to Water NSW remains outstanding.
- There are variations to the site specific DCP requirements for numbers of car parking spaces and rear setbacks. Council considers the variations to the rear setbacks as minor. Council's Engineering section are satisfied that the proposed shortfall in car spaces (29) is justified given proximity to Granville railway station and other forms of public transport.

MATTERS TO BE FINALISED

- Council's Design Excellence Jury will consider the revised design at a meeting to be held in the coming weeks.
- The Applicant is to submit further information regarding flooding.
- Council's ESD consultant is yet to provide comments.
- Water NSW to provide a response.
- The Panel requires the assessment report to provide an analysis comparing the previously refused design and the revised design in a clear, concise, and accurate manner.

TENTATIVE DETERMINATION DATE

- Target date 23 June 2022.

Planning Panels Secretariat

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