

BRIEFING DETAILS

BRIEFING DATE / TIME	Thursday, 16 June 2022, 11:30am to 12:20pm
LOCATION	MS Teams Teleconference

BRIEFING MATTER(S)

PPSSCC-316 – City of Parramatta – DA/1100/2021 - 38-42 Wharf Road, Melrose Park - Melrose Park North street network (roads, footways, trees, landscaping, drainage, services, and associated infrastructure); including tree removal, remediation and bulk earthworks.

PANEL MEMBERS

IN ATTENDANCE	Abigail Goldberg (Chair), David Ryan, Roberta Ryan, Sameer Pandey, Jane Fielding
APOLOGIES	NIL
DECLARATIONS OF INTEREST	NIL

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Alex McDougall, Myfanwy McNally
PLANNING PANEL SECRETARIAT	Sharon Edwards, George Dojas, Jeremy Martin

KEY ISSUES DISCUSSED

- Street layout and relationship to surrounding areas and traffic network.
- Traffic report is essential and has not yet been provided. Light rail stage 2 may also affect detailed traffic investigation. On-street parking is proposed to be provided throughout the precinct.
- The introduction of a public school into the area, led by SINSW.
- The proposed dual use of public open space as stormwater detention basins and for school use requires further consideration to ensure the adequacy and safety of the spaces.
- The total quantum of usable open space is to be tested for adequacy. The Panel notes that the proposed development is relatively dense and that well-designed open space will be important.
- Timeframes for finalisation of the PP and VPAs (Local and State) are not yet confirmed.
- Current DCP may require refinement. An alternative layout option has been investigated by Council. Working collaboratively with the applicant
- There are a number of significant trees on site as well as an area of landscaping identified as being of heritage value. Further information is required regarding tree impact as the current tree impact statement is regarded by Council as inadequate. The Panel supports retention of significant trees where possible.
- The Panel supports collaborative discussion between Council and the applicant in order to achieve an optimal outcome.

TENTATIVE DETERMINATION DATE SCHEDULED FOR December 2022

Planning Panels Secretariat