

BRIEFING DETAILS

BRIEFING DATE / TIME	Thursday, 7 July 2022, 9:30am and 10:20am
LOCATION	Videoconference

BRIEFING MATTER(S)

PPSSCC-335 – City of Parramatta – DA/56/2022 – 18 Sophie Street, Telopea - Demolition, tree removal and construction of a residential flat building containing 21 units (7 x 1-bedroom units & 14 x 2-bedroom units), basement parking for 16 vehicles and front fencing.

PANEL MEMBERS

IN ATTENDANCE	Roberta Ryan (Acting Chair), Julie Savet Ward, Tony McBurney
APOLOGIES	Sameer Pandey, Richard Thorp
DECLARATIONS OF INTEREST	David Ryan, Abigail Goldberg

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Alicia Hunter, Myfanwy McNally
APPLICANT	Deborah Gilbert, Richard Wood, Ambrose Marquart, Carolyn Howell, Jon Pizey, Edmond Tang, Meng Ng
PLANNING PANEL SECRETARIAT	George Dojas, Sharon Edwards, Alexander Richard

KEY ISSUES DISCUSSED

- The requirement for the dual reticulation system was discussed. Council's view is that as it is a requirement of their DCP and that the applicant has been aware of this as they prepared their application, any additional costs associated with this should have been considered. Council's position is that this is important for the location and will facilitate this provision more broadly by Sydney Water over time. This has been left with Council to follow up with the applicant and with Sydney Water to find out how this affects the timing for completion of the application. When this advice is received it will be provided to the panel.
- Bedroom mix was discussed, and the panel was satisfied that the needs for this mix has been well understood by the applicant in this location.
- The provisioning for electric vehicle (EV) charging stations will now been enabled by the applicant, i.e., the power supply, etc. will be installed so that EV charging stations can be installed later.
- Minor building height exceedances are considered acceptable.
- The Panel agrees with Council that the under-provision of car parking (7 spaces) should be addressed, due to potential rates of car ownership of tenants, and the location of the proposal in relation to good public transport access.
- Review of the amenity of the sub-terrain apartments to be conducted.

TENTATIVE DETERMINATION DATE SCHEDULED FOR AUGUST 2022
Planning Panels Secretariat