

BRIEFING DETAILS

BRIEFING DATE / TIME	Thursday, 3 March 2022, 1.30pm to 2.00pm
LOCATION	MS Teams Teleconference

BRIEFING MATTER(S)

PPSSCC-340 - City of Parramatta – DA/53/2022 - 263, 265, 267, 269, 271, 273, 277-281 Pennant Hills Road, Carlingford

6 x 10-12 storey buildings comprising 629 residential units, child-care centre for 110 children, 17 neighbourhood retail shops and 1,146 basement car parking spaces; publicly accessible open spaces and through site links; landscaping; tree removal; demolition of existing buildings. The application is to be determined by the Sydney Central City Planning Panel.

PANEL MEMBERS

IN ATTENDANCE	Abigail Goldberg, David Ryan, Brian Kirk
APOLOGIES	Roberta Ryan
DECLARATIONS OF INTEREST	NIL

OTHER ATTENDEES

COUNCIL STAFF	Myfanwy McNally, Brad Roeleven
APPLICANT	Walter Gordon, Frank Ru, Ian Lim, Annie So, Rob Miram, Aleksie Villis
PLANNING PANEL SECRETARIAT	George Dojas, Sharon Edwards

KEY ISSUES DISCUSSED

- Presentation by applicant with context and background to the proposal, and a comparison between the approved development on the site and the current proposal.
- Constraints and opportunities of the site included RE1 zoned through-site-links providing public access towards the future light rail, vehicular access requirements, significant slopes, solar orientation, views and electricity easements.
- Following feedback from Council's Design Excellence Advisory Panel, the design approach was to reduce the building heights towards Shirley Street (low density residential interface) and increase heights towards Pennant Hills Road in order to maintain their target 2.3:1 FSR target for the development.
- The proposal involves minor variations to the 33 metre height standard towards Shirley Road and more substantial height variations to the 27 metre standard towards Pennant Hills Road.
- Another proposed variation related to solar access to proposed apartments.
- The supermarket proposed for the development is subject to a site-specific Planning Proposal as it is currently prohibited.

Planning Panels Secretariat

- Shadow studies were presented to show impacts on residential flat developments on the opposite side of Pennant Hills Road.
- The applicant expressed the view that Council's visitor car parking requirements for the residential component were too high, particularly in the context of its proximity to the light rail.
- Whilst the Panel will await the Council's assessment before providing feedback on the proposal, it was observed that there appear to be opportunities to review the design of block wall and entrance features fronting Pennant Hills Road to satisfy CPTED principles and reduce large blank areas that may attract graffiti.
- Construction phasing and timing was discussed.
- Council advised that there was no pre-DA lodgement discussion with Council (only DEAP) in relation to the proposal.