

## BRIEFING DETAILS

<b>BRIEFING DATE / TIME</b>	Thursday, 28 July 2022, 10:00am to 11:30am
<b>LOCATION</b>	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, childcare 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.

## PANEL MEMBERS

<b>IN ATTENDANCE</b>	Abigail Goldberg (Chair), Brian Kirk, Roberta Ryan, Sameer Pandey, Ric Thorp
<b>APOLOGIES</b>	NIL
<b>DECLARATIONS OF INTEREST</b>	NIL

## OTHER ATTENDEES

<b>COUNCIL STAFF</b>	Mark Leotta, Myfanwy McNally, Brad Roeleven
<b>APPLICANT</b>	Walter Gordon, Matthew Lennartz, Jeff Mead, Rod Uriate, Aleksie Villis, Annie So, Miriam Singh, Frank Ru
<b>PLANNING PANEL SECRETARIAT</b>	Stuart Withington, Sharon Edwards, Alexander Richards
<b>PLANNING DELIVERY UNIT (PDU)</b>	David Petrie

## KEY ISSUES DISCUSSED

The Panel considered a number of questions related to the development of the site:

- *Is a public road (or public roads) through the site a requirement of the planning framework?*

Having considered the planning framework set out by the LEP and DCP, the Panel is of the view that while public access is required through the site and to the RE1 open space areas, this access may be achieved in a number of ways, including for example pedestrian pathways and cycleways, however a road, designed and built to the council's standard for a public road, is not a necessity.

The Panel observed that the location of the RE1 land was sub-optimal as it was largely distant from surrounding public roads. As a result, the public open space appears to be enclosed by the applicant's proposed buildings. To counter this the applicant is encouraged to apply design techniques including landscaping and detailing of accessways in a way that makes it apparent to users that both the open space and routes through the site are public rather than private thoroughfares.

- *Would further additional height of buildings be supported?*

The Panel notes that the applicant was seeking additional height to compensate for loss of units should public road/s be required. As this matter is addressed above and the Panel considers that a road designed and built to council's standard for a public road is not a necessity, further additional height of buildings would not be supported at this stage.

- *Would additional GFA be supported?*

The Panel notes that the applicant was seeking additional GFA to compensate for loss of units should public road/s be required. As this matter is addressed above and the Panel considers that a road as suggested by council is not a necessity, additional GFA would not be supported at this stage.

- *What are the Panel's timelines going forward?*

The Panel notes that at the date of the briefing the application had been in the system for 188 days.

The Panel objective is for applications to be determined in 250 days. As such, the Panel goal is for the application to be determined within the next 70 days.

The Panel notes however that this is dependent on the applicant providing full and complete information in response to current information requests from Council, as well as further requests from Council that may be required to enable it to complete its assessment.

The Panel also understands that Council has a number of other major projects under assessment and must manage its resources to ensure procedural equity.

Both Council and the applicant observed that should re-notification be required as part of this final assessment, it would not unduly prolong the process.

- *Next steps were agreed as follows:*

- The applicant to confirm that they are proactively taking this matter forward, and to advise which master plan layout is to be assessed by COB Wednesday 3 August 2022.
- The applicant to provide to Council by COB Wednesday 3 August 2022 a status report on the information that is currently outstanding to enable a timeline for completion of the assessment to be developed.
- PDU to provide support to Council in the process of determining the timeline going forward.
- PDU to provide support to the applicant in relation to consultation with State agencies such as TfNSW, and with other stakeholders if appropriate.
- The Panel requests an update from Council by COB Monday 9 August 2022 on progress and will work with Council as needed in moving towards a determination.

- The Panel observed that the applicant has attempted in several ways to alter the development application process set out by Council and noted that this has added complexity to the proceedings rather than expediting the process. The applicant is encouraged to follow Council's recommended process going forward.
- The Panel noted subsequent to the meeting that it is not clear at this stage which party has responsibility for design and landscaping of the RE1 land, and requests clarification of this matter from Council in their next Panel update.

**TENTATIVE DETERMINATION DATE SCHEDULED FOR 6 OCTOBER 2022 (or sooner)**