

BRIEFING DETAILS

BRIEFING/DATE/TIME	1 April 2020 10.31am to 10.50am
LOCATION	Teleconference

BRIEFING MATTER
PPSSCC- 42 – City of Parramatta – DA/638/2019
85-97 Macquarie Street, Parramatta

Construction of a 13 storey commercial building with ground floor retail premises, basement car parking and associated landscaping 13 storey commercial building with ground floor retail premises, basement carparking and associated landscaping. The proposal is Nominated Integrated Development under the Water Management Act 2000.

PANEL MEMBERS

IN ATTENDANCE	Abigail Goldberg - Chair Sameer Pandey Martin Zaiter
APOLOGIES	Gabrielle Morrish
DECLARATIONS OF INTEREST	David Ryan advised that his company prepared the SEE for this DA and this would be a direct conflict.

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Brad Roeleven and Myfanwy McNally
OTHER	Suzie Jattan – Panel Secretariat

KEY ISSUES DISCUSSED:

- Noted that the site is in a prime city centre location, at the edge of the town square.
- A design competition has been undertaken and plans for the building are advanced, however the key emerging issue is access to the site, taking in to account the PLR which will traverse Macquarie Street and result in single lane, one-way traffic only.
- The issue of a traffic light for site access, as requested by the Applicant, was discussed, and the Panel agreed that the Applicant is highly unlikely to achieve a traffic light in this location, indicating that they need to revisit their access plans.
- The Panel noted that many buildings in George Street in the Sydney CBD have had to address access in a similar situation, and that precedents such as this should be investigated by the Applicant.
- Council noted that it has been challenging liaising with TfNSW in this regard, and that clear direction has not been obtained from the Agency.
- The Panel discussed the issue of the height of the building in relation to solar access, but was satisfied that this has been effectively addressed.

Planning Panels Secretariat

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