

## Record of Preliminary Briefing Sydney Central City Planning Panel

<b>PANEL REFERENCE, DA NUMBER &amp; ADDRESS</b>	PPSSCC-495 – City of Parramatta – DA/582/2023 - 153 Pennant Street, Parramatta
<b>APPLICANT / OWNER</b>	NSW Land and Housing Corporation
<b>APPLICATION TYPE</b>	Lot consolidation, demolition of existing dwellings, tree removal and construction of a four-storey affordable housing residential flat building pursuant to State Environmental Planning Policy (Housing) 2021, comprising 28 units with basement car parking for 12 vehicles and associated landscaping.
<b>REGIONALLY SIGNIFICANT CRITERIA</b>	CIV > \$5M - Crown Development
<b>CIV</b>	\$ 9,917,803 (excluding GST)
<b>BRIEFING DATE</b>	26 October 2023

### ATTENDEES

<b>APPLICANT</b>	Gavin Ho, Carolyn Howell, Lara Huckstepp, Pat Pretulla, Yudhi Setiwan, Daniel Donai
<b>PANEL</b>	Abigail Goldberg (Chair), Steve Murray, Sameer Pandey,
<b>COUNCIL OFFICER</b>	Jasmin Gotsoulas, Caitlin Hopper
<b>CASE MANAGER</b>	Kate McKinnon
<b>PLANNING PANELS SECRETARIAT</b>	Tim Mahoney, Sharon Edwards
<b>APOLOGY</b>	David Ryan, Dan Siviero

**DA LODGED & DAYS SINCE LODGEMENT:** 28 September 2023 (28 days)

**TENTATIVE PANEL BRIEFING DATE:** To be determined in consultation with Council.

**TENTATIVE PANEL DETERMINATION DATE:** Within 250-day target

Chair reviewed attendance and introduced Preliminary Briefing purpose and process.

### **Applicant**

- The applicant provided a description of the proposed development and site context.
- A Pre-DA meeting with Council led to design refinement for communal open space, landscaped area usability, waste storage, tree planting, building access and building facades.
- The development proposes a building height of 13.55m, a non-compliance with the 11m height limit.
- The applicant noted there was a mismatch in the planning controls between the Housing SEPP and SEPP 65 regarding landscaped area and solar access.
- The applicant provided an explanation on the dwelling mix rationale.

### **Council**

- Council's preliminary assessment has been completed. Council's assessment of the relevant statutory controls has found the development is generally acceptable.
- Council's Development Engineer, Universal Design and Social Outcomes referrals have requested additional information.
- The application is listed to be considered by the Design Excellence Advisory Panel on 23 November 2023.
- External referrals (Transport for NSW and Endeavour Energy) raised no objection to the development.
- Currently on notification between 11th October 2023 – 1st November 2023 - no submission received to date.
- Council outlined they are generally accepting of the proposed breach to building height.

### **Panel**

- The Panel queried the landscaped areas in front of the units and if they would be private or communal. The applicant advised they would be communal areas and require retaining walls due to the slope of the land.
- The Panel queried if electric vehicle charging stations had been considered. The applicant advised this is generally not a consideration for social and affordable housing developments however provision for charging stations to be installed at a later stage if needed would be made.
- The Panel is supportive of the applicants' intentions to provide social housing opportunities in Parramatta.
- The panel targets determination of RSDAs within 250 days. The chair recommends that the applicant focus their efforts on facilitating amendments or providing additional information required by Council to allow them to complete their assessment.

### **Note:**

Council is yet to undertake its full application assessment, so this record is not a final list of the issues they will need to consider in order to draft their recommendation.

The application is yet to be considered by the Sydney Central City Planning Panel and therefore future comment will not be limited to the detail contained within.