

BRIEFING DETAILS

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| BRIEFING DATE / TIME | 7 August 2019 Opening Time 12.40pm to 1.15pm Site undertaken prior to briefing |
| LOCATION | Rydalmere Operations Centre, City of Parramatta, 316 Victoria Road, Rydalmere |

BRIEFING MATTER(S)

PPSSCC-6 – City of Parramatta – DA351/2019

Address – 178-188 Pennant Street, North Parramatta

Description – Demolition and construction of a multi dwelling housing development containing 29 townhouses over basement parking pursuant to the affordable rental housing SEPP 2009.

PANEL MEMBERS

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| IN ATTENDANCE | Panel Members Mary-Lynne Taylor (Chair) Paul Mitchell Mark Grayson Sameer Pandey Martin Zaiter |
| APOLOGIES | Nil |
| DECLARATIONS OF INTEREST | Nil |

OTHER ATTENDEES

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| COUNCIL ASSESSMENT STAFF | Denise Fernandez and Jonathan Cleary |
| OTHER | Suzie Jattan – Panel Secretariat |

KEY ISSUES DISCUSSED AND MATTERS TO BE ADDRESSED IN THE COUNCIL ASSESSMENT REPORT:

- Loss of trees
- Oversupply of parking resulting additional countable FSR
- No clause 4.6 provided
- No meeting room space
- Treatment of internal courtyard landscaping should remain open
- Acoustic treatment - address interface of driveway to adjoining dwelling at 188B
- Communal areas - Increase acoustic treatment for neighbours
- More street trees
- Electrical charging stations?
- Possible increase in affordable housing which triggers the bonus FSR to solve parking issue.

- Elevations of internal buildings are missing and must be supplied.