

BRIEFING DETAILS

BRIEFING/DATE/TIME	1 April 2020 10.07am to 10.30am
LOCATION	Teleconference

BRIEFING MATTER

PPSSCC-63 – City of Parramatta – DA/739/2019

5 Uhrig Road, Lidcombe

Construction of 579 residential apartments in three towers and a low scale building, seven-storey commercial building, associated parking, landscaping, public domain works and subdivision.

PANEL MEMBERS

IN ATTENDANCE	Abigail Goldberg - Chair Sameer Pandey Martin Zaiter
APOLOGIES	Gabrielle Morrish
DECLARATIONS OF INTEREST	David Ryan advised that his company has recently provided town planning services for major DAs lodged on the site directly adjoining this site and he may be perceived as having an interest in the outcome of this DA.

OTHER ATTENDEES

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

KEY ISSUES DISCUSSED:

- Town centre location in Carter Street Precinct. Noted that DPIE guidance is required to progress the application.
- Panel considers further work is required on the urban design and layout of the site to address street and public domain interface, surveillance opportunities and solar access.
- In particular:
 - Cranking of buildings should be reviewed, with ground level podiums ideally providing street interface. Where cranking or setbacks are intended to create 'pocket parks' it must be ensured that these are in locations where solar access is optimal throughout the day, and the design of the spaces are well detailed to facilitate public use.
 - The townhouse building typology should be revisited, noting that this typology is unusual for a town centre location, and as currently designed it does not create an ideal street interface, and the internal courtyards appear to have poor amenity and limited solar access. A different, street perimeter typology could potentially provide greater solar access opportunities, as well as better public domain interface.

Planning Panels Secretariat

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