

BRIEFING DETAILS

BRIEFING/DATE/TIME	14 May 2020 9.37am to 10.10am
LOCATION	Teleconference

BRIEFING MATTER

PPSSCC-88 – City of Parramatta - DA/655/2019

34-142 Parramatta Road, 26-38 Good Street and 59-61 Cowper Street, Granville

Demolition of existing structures including demolition of a local heritage item; site consolidation; and construction of a 25-storey mixed use building over one basement level for 373 residential apartments, 352 car parking spaces, landscaping and ancillary public domain works.

PANEL MEMBERS

IN ATTENDANCE	Abigail Goldberg – Chair David Ryan Gabrielle Morrish Martin Zaiter Sameer Pandey
APOLOGIES	Nil
DECLARATIONS OF INTEREST	Ms Morrish advised for the record that a Director of her company undertook a study approximately seven years ago for a different Applicant for the block in which the PPSSCC-88 DA is located . Ms Morrish was not herself involved in the study, and the work did not progress beyond preliminary investigations. The Panel Chair advised that the matter is sufficiently aged, and remote from Ms Morrish, so as not to constitute a conflict of interest.

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Sohini Sen Wendy Wang
OTHER	Suzie Jattan – Panel Secretariat

KEY ISSUES DISCUSSED:

Panel members raised a number of issues to be reviewed by Council and the Applicant:

- Concern was expressed regarding the **demolition of the heritage item**, while noting that this was being driven by a road widening requirement of RMS. In this regard, the Panel suggested that Council should confirm that this road widening is still to go ahead, noting that WestConnex is now open, and that the State has put forward plans for improvements to Parramatta Road, which include narrowing of the road in some locations. If the road widening is no longer required, the Panel would support retention of the heritage item and its integration into the built form.
- Should the road widening still be required by the RMS, the Panel considers it important that **elements of the heritage item be retained** and, with careful design, sensitively reintegrated into the proposed built form to the satisfaction of Council's heritage advisor and urban designer.

Planning Panels Secretariat

4PSQ 12 Darcy Street, Parramatta NSW 2150 | Locked Bag 5022, Parramatta NSW 2124 | T 02 8217 2060 | www.planningportal.nsw.gov.au/planningpanels

- The Panel observed that little attention appears to have been given to the **interface with the existing neighbouring building**, which has a blank side wall. In this regard, the Panel recommends that the project architects rethink the design of apartments which overlook the existing building to improve the amenity for residents.
- Similarly, architectural redesign could eliminate the 'snorkel bedrooms' which are currently included in the design of some apartments.
- The Panel noted that **traffic congestion** characterises Parramatta Road while the intersection of Cowper Street and Good Street is also very busy. The Panel suggested that as the location is accessible to a number of public transport modes, and the **parking** requirements are for a 'maximum' rather than 'minimum' number of cars, the Applicant should re-consider the parking being provided with a view to reducing this quantum in order to lessen congestion. Moreover, less parking could potentially result in one less level of above-ground parking, the inclusion of which is considered sub-optimal in this location.
- Where car parking is exposed along Parramatta Road, the Panel suggests sleeving or reconsideration of façade elements in order to improve the building appearance.
- The Panel notes that **solar access** for adjoining developments should be achieved in line with planning requirements. This should take into account developments which are possible within planning controls to the south of Cowper Street.
- The Panel observes that the proposed **through-site link** between Parramatta Road and Cowper Street has been deleted. While the Panel regrets the loss of this link considering the length of the street block and as such lack of permeability, they observe that it could and should be compensated for by improvements to pedestrian conditions along Good Street.

Planning Panels Secretariat

4PSQ 12 Darcy Street, Parramatta NSW 2150 | Locked Bag 5022, Parramatta NSW 2124 | T 02 8217 2060 | www.planningportal.nsw.gov.au/planningpanels