

BRIEFING DETAILS

BRIEFING/DATE/TIME	12 November 2020 10.00am to 10.30 am
LOCATION	Teleconference

BRIEFING MATTER

PPSSCC-93 - DA/242/2020 – City of Parramatta

264-268 Pennant Hills Road, Carlingford

Consolidation of the existing lots, re-subdivision to create 2 lots with associated road and pathway infrastructure, civil works and construction of an affordable housing development comprising 162 apartments with basement parking on Lot A.

PANEL MEMBERS

IN ATTENDANCE	Abigail Goldberg – Chair David Ryan Gabrielle Morrish
APOLOGIES	Nil
DECLARATIONS OF INTEREST	Martin Zaiter and Sameer Pandey declared a conflict of interest as this matter has previously come before Council in the form of a Planning Proposal, where they participated in the vote and related Council workshops.

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Frances Mehrtens (Assessing Planner) Jonathan Cleary (Assessing Planner)
OTHER	Suzie Jattan – Panel Secretariat

KEY ISSUES DISCUSSED:

- The proposal is non-compliant in term of communal open space, particularly as the proposed communal open space at ground level may be largely overshadowed. Additional rooftop communal open space is now under consideration.
- The proposal is non-compliant in relation to solar access, however the non-compliance is considered acceptable from a planning point of view.
- The Panel queried certain detailed design issues, such as the length of buildings and related building facades, height differentiation between buildings, and building relationships, including interfaces between apartments and driveways/utility areas and interface between apartments in internal corner positions. However, it is noted that the development is generally consistent with the site specific DCP and has been referred to Council's Design Excellence Panel on three occasions.
- This DA is the first of possibly 2 DAs for the overall site and it is noted that substantial elements of the associated Planning Agreement will be delivered as part of the current DA.

Planning Panels Secretariat

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