

#### BRIEFING DETAILS

<b>BRIEFING/DATE/TIME</b>	Thursday, 5 May 2022 11.30am to 12.20pm
<b>LOCATION</b>	Teleconference

#### BRIEFING MATTER

##### **PPSSEC-176 - 2021/327 – Strathfield, 21 Parramatta Road, Homebush**

Construction of 17 additional storeys above an approved 8 storey mixed use building comprised of 151 residential apartments.

#### PANEL MEMBERS

<b>IN ATTENDANCE</b>	Carl Scully (Chair) Jan Murrell Chris Wilson Philippa Frecklington Michael Mason
<b>APOLOGIES</b>	Nil
<b>DECLARATIONS OF INTEREST</b>	Phillipa Frecklington advised she has previously assessed an application for the same site in 2020 as a consultant

#### OTHER ATTENDEES

<b>COUNCIL STAFF</b>	Louise Gibson
<b>OTHER</b>	Alexandra Hafner, Suzie Jattan, Cameron Brooks – Panel Secretariat

#### KEY ISSUES DISCUSSED:

##### **Council**

- Background, site and application history including recently amended plans. Key changes included: improved ground floor common space; building materials and articulation.
- DRP previously reviewed application, refinements required to the tower element and implications for parking, waste management, etc.
- Council to confirm the public interest benefit and impacts to adjoining developments
- Fire and safety mechanisms under BCA for both approved and subject application for the site
- Key issues: building delineation and setback.

##### **Panel**

- Council to discuss the appropriate planning pathway.
- Panel is to be satisfied the proposal is substantially the same form of development.
- Application to be assessed in entirety with a further assessment briefing provided to the Panel.
- Key issues: planning pathway, overshadowing, façade, delineation and setback.

**TENTATIVE PANEL BRIEFING DATE:** 02 June 2022