

MEETING DETAILS

MEETING DATE / TIME	Wednesday, 5 July 2017 After site visit
LOCATION	Epping Community Centre

BRIEFING MATTER

2016SYW062 – Parramatta (Hornsby LEP 2013) – DA/468/2016 - 12 – 22 Langston Place, Epping - Construction of 3 mixed use towers (19, 24 and 29 storeys) comprising 463 residential units, 1681sqm of retail floor space and 4 basement levels containing space for 526 cars, 388 bicycles, 35 motorcycles, storage, refuse and servicing; public domain upgrades including 2-way vehicular lane between towers 2 and 3, pedestrian through-site links, and public open spaces; following demolition of existing building and car park.

PANEL MEMBERS

IN ATTENDANCE	Edward Blakely (Chair), Mary-Lynne Taylor, Paul Mitchell, Richard Thorp and David Ryan
APOLOGIES	None
DECLARATIONS OF INTEREST	Paul Mitchell declared a non-significant conflict of interest, as his company is preparing a traffic study for Epping Town Centre for Parramatta City Council.

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Alex McDougall, Bertha Gunawan, Liam Frayne, Deepa Randhawa
OTHER	Lisa Foley, Planning Panels Secretariat

KEY ISSUES DISCUSSED

- Setbacks and interface with Epping Road acceptable
- The reconfiguration of the streets and access points makes the space more usable and the towers are suitably located, providing good sunlight and well designed.
- Clause 4.6 application needs to demonstrate the public benefit. Whilst transfer of the Floor Space Ratio Tower 1 to Tower 3 has improved sunlight on the public park, other public benefit is not evident, in fact the reverse applies, eg, loss of commercial jobs opportunities. The existing Westpac building was approximately 6000m² of commercial office space, and the new proposal contains 1681m². The loss of those jobs is not in the interest of the Town Centre as now proposed. The Panel seeks re-examination of the configuration to see if any of that commercial space can be regained through modification of the proposed design.