MEMO

To	Sydney Central City Planning Panel	**Date**	2 February 2018
Copies	Lord Mayor, Ward Councillors, and Group Manager Outcomes and Development		
From	Liam Frayne - Team Leader Development Assessment	**Through**	Mark Leotta - Manager Development and Traffic Services
Subject	Report on Conciliation Meeting for the Sydney Central City Planning Panel		

In accordance with the resolution of Council of 11 December 2017 for matters for which more than 7 unique submissions are received, a Conciliation Meeting was held on 24 January 2018 at Council's Rydalmere Operations Centre.

The conciliation was chaired by the Manager – Development and Traffic Services – Mr Mark Leotta, with Liam Frayne – Team Leader Development Assessment, and Lara Fusco – Town Planner supporting the function of the meeting from Council's staff.

Councillors Bill Tyrrell and Donna Davis were in attendance, along with the State Member for Epping, Damien Tudehope.

Attending the meeting were representatives of the applicant including Mr Craig Sinclair and the applicant's town planner Ms Marian Higgins.

Approximately 50 local stakeholders were also in attendance, predominantly made up of interested residents.

The matters discussed at the meeting predominantly focused around the proposed demolition of the heritage item, with residents outlining their strong objection to this aspect of the proposal in particular. The MP Mr Tudehope and Councillors Tyrrell and Davis expressed their support for retention of the Heritage Item.

A summary of the key issues raised is outlined below:
- Concern about destruction of a heritage listed cottage;
- Advice that the building is unique and valued by the people of Epping;
- Concern that the loss of a building will result in the loss of the Character of the Epping Town Centre;
- Comment that inclusion of 48A in to the development site might enable retention of the listed Heritage Item;

- Concern about the impact of the development on surrounding heritage items including the Catholic Church opposite;
- Comment that community concern should determine the value of heritage items;
- Concern about the impact on the development on archaeological remains of the Barren Hills Saw Mill formerly on the site;
- Concern about the variation to the maximum building height control applying to the site;
- Concern about a lack of a cohesive plan for Epping;
- Concern that there appears to be little application of the planning controls;
- Concern that 48A will be isolated between the Arden School and the subject site;
- Concern about the increasing densification of Epping;
- Concern about the volume of parking proposed and the traffic problems that the increased densities in the Epping Town Centre will create;
- Comment that the item might be adaptively reused as a commercial tenancy;
- Concern that the open space in the atrium will be locked up;
- Concern about a lack of consultation;
- Comment that the house is one of the first built in Epping;
- Comment that proposals in the Epping Town Centre must be considered holistically;
- Concern about the undue haste in the assessment of the application.

Of the issues above, which are reported for the Panel's benefit and consideration, the only matter able to be addressed directly following the conciliation at this time relates to access to the public area within the ground floor of the proposal.

The applicant has agreed that the imposition of an additional condition to guarantee public access to this area between 7:00a.m and 10:00p.m would be acceptable, with the final form of that condition to be resolved at the Panel's discretion were the Panel of a mind to approve the Development Application.

It is acknowledged that the key concerns of the attending stakeholders, with respect to the proposed demolition of the heritage item, the scale of the development and its potential impacts, and the height of the proposal are all matters not able to be advanced in conciliation and are left to the Panel for consideration.

Liam Frayne
Team Leader Development Assessment