


MEMORANDUM

To: Panel Members - Sydney North Planning Panel

From: Liz Coad - Acting Director City Planning & Development

Date: 28 November 2017

Subject: 2017SNH012 – Amended plans received for LDA2016/0395 - Construction of a mixed use development at 25 - 27 Epping Road, Macquarie Park (Lachlan's Line)



Dear Panel members,

This memorandum addresses amended plans and documentation received by Council on 21 November 2017.

Background

On 14 November 2017 the Panel held a briefing with the applicant to discuss the application.

On 21 November 2017 Council received a copy of the 'Record of Briefing Meeting' which listed the following matters discussed at the briefing:

- *"Applicant advised that they had requested a meeting with the Panel & Council.*
- *Meeting was arranged by Secretariat to include an independent observer for probity reasons. Council were not in attendance.*
- *Panel advised that they have not seen any amended DA and or plans and that Council advised Secretariat that a supplementary report would be submitted on 17 November 2017.*
- *Applicant showed plans for alternative scheme in response to the deferral from the Panel.*
- *Applicant advised that Council requested the applicant revert to the original DA as a result of several discussions.*
- *Applicant advised that its preference would be to revert to the original DA.*
- *Original Concept Plan DA was approved by DPE.*
- *Applicant raised concerns about deferred commencement condition relating to the VPA.*
- *Additional GFA sought was due to underground parking required by contractual commercial negotiations with Urbangrowth for a supermarket to be located on the site*
- *Panel noted the need for further information on the original concept consent, the conditions, building envelopes, GFA etc.*
- *Applicant will seek to address the Panel at the public meeting (probably on 29 November 2017).*

- *Panel noted they cannot form any opinion on the application or other material prior to being briefed by Council and hearing submissions.”*

The Record also nominated a tentative determination meeting date of 29 November 2017.

Amended Information

The amended plans include two options being:

- Option A (also referred to in the supporting documentation as Option 1) - Amend the original scheme as presented to the Panel on 9 August 2017; or
- Option B (also referred to in the supporting documentation as Option 2) - Amend the revised scheme as presented to the Panel in Council's Supplementary Report on 17 November 2017.

The effect of Option A/Option 1 is to:

- Improve solar access to apartments from 47% to 54.4% at mid-winter; and
- Improve solar access to apartments from 15.4% to 24.3% at the equinox.

Option A/Option 1 will not further improve solar access to communal open space areas within the site.

The effect of Option B/Option2 is to

- Improve solar access to apartments from 47% to 56.8% at mid-winter; and
- Improve solar access to apartments from 11.9% to 20% at the equinox.

Option B/Option 2 will improve solar access to communal open space areas within the site.

Conclusion

On review of both schemes, Council (and the applicant) supports Option A/Option 1 which proposes to retain the built form of the original proposal which will:

- (a) Maintain a compliant building height across the site;
- (b) Provide improvements to solar access to apartments within the development; and
- (c) Minimise off-site overshadowing impacts to residential properties to the south and to Bundara Reserve to the south-east.

The conditions of consent included at Attachment A of this memorandum refer to Option A/Option 1.

Recommendation

That the Sydney North Planning Panel consider the amended information provided by the applicant and approve LDA2016/0395 for the construction of a mixed use development at 25-27 Epping Road, Macquarie Park subject to the conditions of consent in Attachment A of this memorandum.