

## MEETING DETAILS

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

## BRIEFING MATTER

### 2017SWC056 – Parramatta – DA/314/2017

37-41 Oxford Street, EPPING

Staged development for two (2) residential towers and retail/commercial podium involving Stage 1 seeks consent building envelopes to accommodate two mixed use towers, gross floor area and a through site link and vehicular access. Stage 2 involves detailed design.

## PANEL MEMBERS

<b>IN ATTENDANCE</b>	Edward Blakely (Chair), Mary-Lynne Taylor, Paul Mitchell and Richard Thorp
<b>APOLOGIES</b>	None
<b>DECLARATIONS OF INTEREST</b>	David Ryan has nothing to do with this project, but his company is currently undertaking work for related entities of the United Church and Goodman and as such he has decided to excuse himself from the matter to avoid any perception of conflict.  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

<b>COUNCIL ASSESSMENT STAFF</b>	Alex McDougall, Bertha Gunawan, Liam Frayne
<b>OTHER</b>	Lisa Foley, Planning Panels Secretariat

## KEY ISSUES DISCUSSED

- Seeking approval for envelopes only
- Panel notes transfer of height will result in 25% breach of height limit but avoids poor circulation, will only have marginal negative effect on solar access, and will result in many positive outcomes.
- The change by removal of retail space at the side is acceptable but with additional commercial space above on the next level.
- Additional consideration to be given to additional height at the next Panel briefing.