

MEETING DETAILS

MEETING DATE / TIME	Wednesday, 7 February 2018 Opening Time – 12.56pm Closing Time – 1.28pm
LOCATION	Rydalmere Operations Centre, City of Parramatta, 316 Victoria Road, Rydalmere

BRIEFING MATTER:

Panel Reference – 2017SWC056, LGA – City of Parramatta, DA/314/2017, Address: 37 – 41 Oxford Street, Epping, Description: Concept development application for mixed use tower building. Stage 1 forms part of the subject application and seeks approval for a 30 storey mixed use tower building envelope with 4 storey basement. Stage 2, demolition and detailed building design, would be subject to a future application.

Amendments since July 2017 briefing include, but are not limited to, the following: deletion of Tower B, increase in height of Tower A from 22 to 30 storeys, Tower A revised setbacks, provision of public forecourt, additional commercial floor space, additional communal open space and deep soil planting areas, deletion of through-site link and relocation of vehicular access.

ATTENDEES

PANEL MEMBERS	Mary-Lynne Taylor (Acting Chair) Lindsay Fletcher Paul Mitchell Cr Sameer Pandey
COUNCIL ASSESSMENT STAFF	Alex McDougall
OTHER	Planning Panels Secretariat: Suzie Jattan

APOLOGY: Cr Steven Issa

CONFLICT OF INTEREST: Nil

KEY ISSUES DISCUSSED

- The following matters require attention in the assessment:
 - Building height variation – justification for clause 4.6 variation
 - Removal of large number of trees along front setbacks and to the north of site
 - Minimal separation/setbacks
 - Communal open space - use of the roof top
 - Insufficient consideration of the likely impacts of adjoining development - solar access – impact of overshadowing

- Consideration should be given to retaining the architect through stage 2 detailed design