



MEETING DETAILS

MEETING DATE / TIME	Wednesday, 12 February 2018 Opening Time – 11.45 am Closing Time – 12.20pm
LOCATION	Mantra, Parramatta

BRIEFING MATTER:

Panel Reference – 2018SWC012

LGA – City of Parramatta

DA/61/2018

Address: 48-54 Beecroft Road, 49-53 Beecroft Road and 52-54 Rawson Street, Epping

Description: Construction of a 21 storey shop top housing development comprising part 2, part 3 levels podium including commercial tenancies and a child care centre for up to (65) children, (18) levels of residential accommodation comprising of (130) apartments including (46) x 1 bedroom apartments, (70) x 2 bedroom apartments and (14) x 3 bedroom apartments over 5 levels of basement car parking.

ATTENDEES

PANEL MEMBERS	Mary-Lynne Taylor (Acting Chair) Peter Brennan Paul Mitchell Sameer Pandey Steven Issa
COUNCIL ASSESSMENT STAFF	Matthew Di Maggio and Myfanwy McNally
OTHER	Planning Panels Secretariat: Suzie Jattan

APOLOGY: Nil

CONFLICT OF INTEREST: Nil

KEY ISSUES DISCUSSED

The following matters require attention in the assessment:

- Clause 4.6 FSR – not supported, compliance required
- Lack of deep soil zones – accepted
- Height breach – acceptable
- ADG separation – acceptable
- South facing units solar impacts
- Parking – Concern raised with excess parking
- Traffic impact

- Epping transport study outcome and the latest report from Council should guide this development
- Widening of the laneway width – Council's direction accepted