

RECORD OF BRIEFING

SYDNEY CENTRAL CITY PLANNING PANEL

MEETING DETAILS

MEETING DATE / TIME	Wednesday, 31 July 2019 Opening Time – 10.00am Closing Time – 10.45am
LOCATION	Rydalmere Operations Centre, City of Parramatta, 316 Victoria Road, Rydalmere

BRIEFING MATTER:

2018SWC012 – City of Parramatta - DA/61/2018

Address - 48 - 54 Beecroft, 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 level podium including commercial tenancies and a child care centre for up to (65) children, (18) level so f residential accommodation comprising of (131) apartments including (46) x 1 bedroom apartments, (72) x 2 bedroom apartments and (13) x 3 bedroom apartments over 5 levels of basement car parking.

PANEL MEMBERS

IN ATTENDANCE	Panel Members Mary-Lynne Taylor (Acting Chair) Paul Mitchell Sameer Pandey
APOLOGIES	Mark Grayson and Richard Thorp
DECLARATIONS OF INTEREST	Nil

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Alex McDougall and Mark Leotta
APPLICANT REPRESENTATIVES	Daniel West (Town Planner) Mark Kuhne (Landscape Architect) Sameh Ibrahim (Development Manager) Steven Sun (Owner) Iren Shen (Owner Representative) Cecilia Chau (Architect) Kevin Peddie (Wind Engineer)

KEY ISSUES DISCUSSED AND MATTERS TO BE ADDRESSED IN THE COUNCIL ASSESSMENT REPORT:

This matter came before the Panel for a briefing from the council which the applicant was allowed to attend. The meeting took place on Wed 31 July as the matter is on appeal and the first court appearance is Tuesday 6 August. On the previous attendance before the Panel, the Panel sought certain matters to be addressed, namely:

- Use and ownership of the laneway
- Traffic impacts
- Non-compliance with LEP/DCP
- Loss of commercial space
- Through site link
- Wheelchair access
- Wind conditions in Rawson Street
- Vehicular access
- Concerns raised by the community

with amended plans or additional reports to be brought back to the Panel. The date scheduled for the Panel meeting was 7 August and Council advised it was unable to finalise its report for the Panel until Wed 31 July.

It is noted that the Council's assessment report is now available on the Panel website.

At the meeting the Council advised on the following matters:

- Through site link provided – but still unsatisfactory:
- Accessibility of concern as stairs still occur in the link and trees planted for wind amelioration purposes within the link are in the way of wheelchair users;
- Wind report not satisfactory to Council's wind expert who uses different assessment criteria to those used by the applicant's expert;
- Amelioration suggested for wind response including screens on the link walkway and hedge planting not acceptable to Council;
- Green travel plan not yet acceptable –
No offer of Opal card
Only 2 car share spaces and Council wanted 4 spaces
No end of trip facilities provided
Car parking may be excessive
- Floor space calculations not agreed by council;
- Sydney Metro still needs to give concurrence;
- Council still finds the residential entry to be unsatisfactory.

The applicant responded by advising the Council and Panel it believed it could answer all the Council concerns.

