

MEETING DETAILS

MEETING DATE / TIME	Wednesday, 7 November 2018 Site inspection undertaken before meeting
LOCATION	Rydalmere Operations Centre, City of Parramatta, 316 Victoria Road, Rydalmere

BRIEFING MATTER:

2018SWC097 – City of Parramatta - DA/586/2018, Address - 29-33 Oxford Street & 6-14 Cambridge Street Epping. Description - 29 storey mixed use tower comprising 132 bed residential care facility, 205 independent seniors living units, 4 church presbytery units and ancillary offices/shops (northwest corner of site); 2-3 storey church hall and administration building (northeast corner of site); 2-3 storey primary school building (southern side of site); 1 retail unit (southwest corner of site); 372 basement car parking spaces including school drop-off/pickup (western side of site); alterations and additions to existing heritage church building; use of part heritage church building for school-based child care; landscaping; tree removal; site amalgamation and stratum subdivision; public domain works; following demolition of existing school buildings, church presbytery and church administration buildings. The residential care facility and independent seniors living units are proposed pursuant to State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004.

PANEL MEMBERS

IN ATTENDANCE	Mary-Lynne Taylor (Acting Chair) Peter Brennan Paul Mitchell Steven Issa Sameer Pandey
APOLOGIES	
DECLARATIONS OF INTEREST	

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Alex McDougall
OTHER	Planning Panels Secretariat: Lisa Foley

KEY ISSUES DISCUSSED:

- Wind effects of setback
- Uses on site
- School drop-off arrangements.

- Concern with height, unlikely to support any additional height
- Concern raised with the bulk of the tower, consider reduction in floorplate
- Concern with incursion of built form into mid-block open space, consider that the rear elevation of proposed hall could be aligned with the adjoining podium to the north, and the eastern extent of the tower could be setback behind the podium
- Concern with the scale of the podium, consider setting back upper 3 levels from the street