

BRIEFING DETAILS

BRIEFING/DATE/TIME	13 February 2020 11.35am to 12.14pm
LOCATION	Rydalmere Operations Centre, City of Parramatta, 316 Victoria Road, Rydalmere

BRIEFING MATTER

2018SWC097 – City of Parramatta - DA/586/2018

29-33 Oxford Street & 6-14 Cambridge Street, Epping

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	Abigail Goldberg – Chair David Ryan Ken McBryde Martin Zaiter
APOLOGIES	Sameer Pandey
DECLARATIONS OF INTEREST	Gabrielle Morrish advised that her practice GMU has undertaken work on sites close to or adjacent to the subject site and will not participate in discussion. Jane Fielding advised that the architects in her company worked on this project and will not participate in the matter.

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Alex McDougall, Myfanwy McNally, Mark Leotta and Andrew Golden
OTHER	Suzie Jattan – Panel Secretariat

KEY ISSUES DISCUSSED

- Height of building - clause 4.6 needs to be justified and the panel satisfied that increased height is warranted
- Heritage – impact on Church and adjacent heritage buildings needs to be thoroughly assessed to ensure the interface between the heritage and new buildings is sympathetic, both at ground level and in relation to the streetscape impacts
- Overshadowing – impact on school play space to be reviewed as well as impact on seniors living spaces and internal amenity
- Deep soil requirements to be checked for the site itself
- Quantum of car parking requested to be reviewed in relation to traffic pressures in the location
- Bicycle parking – provision for storage of bikes for residents to be considered