

MEETING DETAILS

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| 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:

2018SWC101 – City of Parramatta - DA/625/2018, Address - 43 - 53 Oxford Street, EPPING.
 Description - 19 storey mixed use tower comprising 83 bed residential care facility, 152 independent seniors living units and ancillary offices/retail; 178 basement car parking spaces; landscaping; site amalgamation; public domain works; following demolition of existing buildings and tree removal. 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

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

OTHER ATTENDEES

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

KEY ISSUES DISCUSSED:

- Concern raised with height breach, the height limit for the site clearly anticipates a transition to the lower density development and heritage conservation area to the north and north-east.
- Concern raised with floorplate, significantly above allowable floorplate.
- Concern raised with podium - lack of alignment with adjoining podium to the west.
- Concern raised that required setbacks have not been met.
- Concern raised with loss of significant tree to rear