

#### MEETING DETAILS

<b>MEETING DATE / TIME</b>	Wednesday, 6 February 2019 Opening Time – 1.25pm Closing Time – 2.00pm
<b>LOCATION</b>	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

<b>IN ATTENDANCE</b>	Mary-Lynne Taylor (Acting Chair) Peter Brennan Paul Mitchell Sameer Pandey Martin Zaiter
<b>APOLOGIES</b>	Steven Issa
<b>DECLARATIONS OF INTEREST</b>	Nil

#### OTHER ATTENDEES

<b>COUNCIL ASSESSMENT STAFF</b>	Alex McDougall
<b>OTHER</b>	Planning Panels Secretariat: Suzie Jattan

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

- Panel raised concern regarding the traffic impact of additional parking and additional floor space beyond that allowed by the envelope controls
- Panel noted that the height controls seek a transition down to the north.

- Panel are supportive of affordable housing in general but note that the Seniors SEPP does not allocate a height bonus to accompany the FSR bonus.
- Panel note the proposal is achieving a generous FSR without the benefit of any bonus.
- Panel queries whether developer contributions are payable