

RECORD OF BRIEFING SYDNEY CENTRAL CITY PLANNING PANEL

MEETING DETAILS

MEETING DATE / TIME	Wednesday, 12 June 2019 Opening Time – 12.00pm Closing Time – 12.30pm Site inspection undertaken prior to briefing on 12 June 2019
LOCATION	Rydalmere Operations Centre, City of Parramatta, 316 Victoria Road, Rydalmere

BRIEFING MATTER:

2019CCI013 – LGA – City of Parramatta – DA85/2019

Address – 43-47 Murray Farm Road and 13-19 Watton Road, Carlingford

Description – Demolition of existing structures, tree removal and construction of a part three and part four storey residential care facility (Seniors Housing) comprising 132 beds with basement parking.

PANEL MEMBERS

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

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Deepa Randhawa
OTHER	Planning Panels Secretariat: Suzie Jattan

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

- Character – the proposal appears to be incompatible with the surrounding low-density residential area because of its greater bulk and scale. No apparent attempt to mitigate through larger landscaped setbacks or a stepped building form.
- Height – the proposal breaches limits under both the SEPP and LEP, and it is not evident that this is satisfactory.
- Access to facilities – the distance criteria are satisfied except for the absence of a bank and post office. However, the intervening gradients may be excessive, and the necessary information has not been provided by the applicant.
- Amenity impacts on neighbours – there is potential for overshadowing and loss of privacy (e.g. 49 Murray Farm Road and 63 Oakes Road) which could be unacceptable.
- Site constraints – a small part of the site and part of Murray Farm Road are flood prone – the latter may affect evacuation. The site is partially affected by high voltage electricity transmission lines and the acceptability of resulting electromagnetic radiation needs examination.
- Design issues – cross-ventilation and sun access may be inadequate in places.
- The Panel recognizes that there would be benefit from more senior's housing in the area but considers that the preceding issues are significant and require resolution.