

BRIEFING DETAILS

BRIEFING/DATE/TIME	10 September 2020 10.00am to 10.20am
LOCATION	Teleconference

BRIEFING MATTER
PPSSCC-119 – DA/397/2020, City of Parramatta
2-16 Epping Road and 2-4 Forest Grove, Epping

Demolition of all structures, site preparation works, excavation and tree removal; construction of 5x 5-8 storey residential flat buildings comprising 321 apartments; construction of 2x 2-3 level basement car parks comprising 266 car parking spaces, storage and plant rooms; construction of an internal road; a public pedestrian through site link; associated landscaping works; and delivery/augmentation of services. The application is Integrated Development under s138 of the Roads Act 1993.

PANEL MEMBERS

IN ATTENDANCE	Abigail Goldberg - Chair David Ryan Gabrielle Morrish Sameer Pandey Martin Zaiter
APOLOGIES	Nil
DECLARATIONS OF INTEREST	Nil

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Ashleigh Kizana and Wendy Wang
OTHER	Suzie Jattan – Panel Secretariat

KEY ISSUES DISCUSSED:

- DA lodged with Parramatta Council in July 2020, following a protracted period since 2015 when a Planning Proposal was lodged with Hornsby Shire Council.
- Timing of the application and outstanding referrals – noted that engineering referral only is outstanding at this stage.
- Council's main issues regarding the application are:
 - Concurrence from Transport for NSW for the new cul de sac link from Blaxland Rd has not been obtained. However, the link conforms with the DEP and LEP related to the site.
 - Transport for NSW have requested the new link to be from Forest Grove.
 - Site isolation for No 18 Epping Road and insufficient recent information regarding valuations and offers in relation to acquisition of the site by the developer. It is noted that the owner of No 18 Epping Rd is an objector.
 - Potential impact of the development on heritage trees in the adjacent park.

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- Location of the proposed new street/cul de sac access partly on the site of the previous Bowling Club.
- Council has a potential interest in acquisition of the Bowling Club land for recreation purposes.
- The Panel discussed:
 - The need to clarify whether Transport for NSW has previously been consulted regarding the location of the new access road, for example in relation to the DCP and LEP, and if the link was supported by them at that time.
 - The heritage trees in the adjacent park and whether a setback and construction management plan could be conditioned, therefore not delaying processing of the application, and requiring unreasonable additional studies by the applicant.
 - Potential conflict of interest in Council assessing this DA given Council's potential interest in the purchase of Bowling Club site, as advised at the meeting. The Panel requested Council to urgently clarify this matter.
 - The importance of the residential buildings having a direct street address.
 - Potential safety issues where there is reliance on internalised entry points.
 - Safety issues if pedestrian entries and pedestrian movements interface with vehicle access to basements.

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