

BRIEFING DETAILS

BRIEFING/DATE/TIME	01 December 2021 4.30pm to 5.00pm
LOCATION	Teleconference

BRIEFING MATTER

PPSSCC-292 - DA/944/2021 – City of Parramatta

59-77 Beecroft road, Epping, 72 Rawson Street, Epping

Shop top housing - Demolition of existing buildings and construction of a part 20 storey and part 22 storey shop top housing development comprising 126 residential units and 5,128m² of commercial space over 5 levels of basement parking with Strata Title subdivision into 126 lots. The application is Nominated Integrated Development pursuant to the Water Management Act 2000.

PANEL MEMBERS

IN ATTENDANCE	Abigail Goldberg – Chair Roberta Ryan David Ryan Sameer Pandey
APOLOGIES	Martin Zaiter
DECLARATIONS OF INTEREST	None

OTHER ATTENDEES

COUNCIL STAFF	Frances Mehrstens - Executive Planner – City Significant Development Myfanwy McNally - City Significant Development Manager
OTHER	George Dojas – Regionally Significant Development Suzie Jattan – Planning Panel Secretariat Cameron Brooks - Planning Officer, Regionally Significant Development

KEY ISSUES DISCUSSED:

- Consideration of the orderly development of this street block in relation to other land on Rawson Street that is within Winten Lyon ownerships and to existing public laneways.
- Challenges associated with satisfying ADG and other controls for development on the subject site and the adjacent sites fronting Rawson Street, given the size and orientation of the private land holdings separated by narrow public lanes.
- Consideration of urban design issues such as wind effects, scale of podium, setbacks, length of building façade, size of floorplates, cross ventilation, solar access, adequacy of landscaped and communal open space areas, ground plane activation, wayfinding and accessibility.
- Location of through site link and proximity to Epping station.
- Consideration of other site planning matters related to contamination, drainage, parking and traffic.
- The Panel notes the issues associated with Council's assessment of this application in relation to its ownership of the lanes, and that Council is considering how to ensure probity is observed.

TENTATIVE DETERMINATION DATE:

Depending on the applicant's response to Council's impending RFI, the report is targeted towards the end of the first quarter of 2022.