

## Record of Kick-Off Briefing Sydney Central City Planning Panel

<b>PANEL REFERENCE, DA NUMBER &amp; ADDRESS</b>	PPSSCC-387 – City of Parramatta – DA/653/2022 246-250 BEECROFT ROAD EPPING
<b>APPLICANT / OWNER</b>	Applicant: Urbis Owner: AM Beecroft Road Pty Ltd
<b>APPLICATION TYPE</b>	Construction of a 15 storey mixed-use (shop top housing) development including 2 levels of basement parking, a medical centre and retail uses, and residential apartments. The application is Nominated Integrated Development pursuant to the Water Management Act 2000
<b>REGIONALLY SIGNIFICANT CRITERIA</b>	Capital Investment Value > \$30M
<b>CIV</b>	\$61,891,850.00 (excluding GST)
<b>BRIEFING DATE</b>	22 September 2022

### ATTENDEES

<b>APPLICANT</b>	Christopher Croucamp, Murray Donaldson, Chris Thompson, Craig Baudin, Nicole Zeng
<b>PANEL CHAIR</b>	Abigail Goldberg
<b>COUNCIL OFFICER</b>	Darren Wan, Steven Chong
<b>CASE MANAGER</b>	George Dojas
<b>PLANNING PANELS SECRETARIAT</b>	Sharon Edwards

**DA LODGED: 19 August 2022**

**TENTATIVE PANEL BRIEFING DATE: November 2022**

**TENTATIVE PANEL DETERMINATION DATE: February 2023**

## **DISCUSSION**

- Applicant
  - The Applicant started by presenting the application, including, the proposed use and configuration of the building. It was noted that it is a prominent site in the Epping Town Centre.
  - The building height non-compliance was addressed, it was noted that the non-compliance is due to slope of land and the rooftop building services.
  - Noted that the Council's Design Excellence Advisory Panel (DEAP) were supportive of the proposal with additional comments due soon.
  - The proposal was said to achieve compliance with all provisions except for building height non-compliance.
- Council
  - No major planning issues were raised.
  - Council will issue a request for further information by Friday, 30 September 2022, to address issues raised by external agencies, including Water NSW and Sydney Metro.
  - TfNSW response is still outstanding.
  - DEAP comments were received yesterday and will be provided to the applicant.
- Chair
  - Queried the site contamination from the existing use of the petrol station. Applicant stated that a contamination report and remediation action plan were supplied and that the site will be remediated.
  - Sought clarification on whether the public domain would be surveilled by the proposed radiology use indicated on the ground floor layout, where windows are likely to be shielded. The Applicant advised that the ground floor was not at street level for this part of the building due to the sloping site. The Applicant advised that a lower ground floor, at street level, would be activated by retail uses.
  - Potential for traffic and parking concerns considering the Epping Town Centre location. This should be addressed in the assessment.

## **KEY ISSUES IDENTIFIED FOR CONSIDERATION**

- Council is yet to undertake its full application assessment, so this record is not a final list of the issues they will need to consider in order to draft their recommendation.
- The application is yet to be considered by the Sydney Central City Planning Panel and therefore future comment will not be limited to the detail contained within.

## **REFERRALS OUTSTANDING**

### Internal:

- Wind Consultant
- Development Engineer
- Landscaping
- Environmental Health
- Engineers
- Urban Design
- Public Domain
- DEAP

### External:

- TfNSW
- Sydney Metro
- Water NSW