

**BRIEFING DETAILS**

<b>BRIEFING/DATE/TIME</b>	13 February 2020 12.16pm to 12.40pm
<b>LOCATION</b>	Rydalmere Operations Centre, City of Parramatta, 316 Victoria Road, Rydalmere

**BRIEFING MATTER**

PPSSCC-44 – City of Parramatta – DA/646/2019

43-53 Oxford Street, Epping (Lots 1-3 & 5 DP18447, Lots A & B DP357452)

16 storey mixed use seniors living tower comprising 14 assisted living apartments, 20 care apartments, 60-bed residential aged care facility, 96 independent seniors living units and ancillary offices/retail; 155 car parking spaces in 4 basement levels; signage zones; landscaping; site amalgamation; public domain works; demolition of existing buildings and tree removal. This seniors living development is proposed pursuant to State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004.

**PANEL MEMBERS**

<b>IN ATTENDANCE</b>	Abigail Goldberg – Chair Gabrielle Morrish Ken McBryde Martin Zaiter
<b>APOLOGIES</b>	Sameer Pandey
<b>DECLARATIONS OF INTEREST</b>	David Ryan advised that he did some work for Uniting on this site about 6 years ago and because he has some ongoing projects with Uniting on other sites and will not participate in this matter.  Jane Fielding advised that the architects in her company works for this landowner, although not to date on this site and will not participate in this matter.

**OTHER ATTENDEES**

<b>COUNCIL ASSESSMENT STAFF</b>	Alex McDougall, Myfanwy McNally, Mark Leotta and Andrew Golden
<b>OTHER</b>	Suzie Jattan – Panel Secretariat

**KEY ISSUES DISCUSSED**

- Safety is a priority and an evacuation plan should be provided ASAP
- Height is currently non-compliant
- Solar access requirements for residents should take into account Seniors SEPP requirements
- Breaking up of the façade is supported from a design point of view, however care must be taken that the plantings in the resultant ‘slot’ are viable, and that the wintergardens do indeed receive winter sun

- Setback controls are in place for the upper storeys which have not been acknowledged in the current design. If applied, setbacks may assist in improving solar access to the adjoining building, which it appears may be substantially overshadowed
- Proximity of a Heritage Conservation areas should be acknowledged, and the building response should take this into this account, for example through the use of materials and colours
- Car parking proposed currently exceeds DCP requirements and should be reviewed considering traffic impacts
- Provision for bicycle parking for residents who have their own bikes should be considered.