

## RECORD OF DEFERRAL

### SYDNEY CENTRAL CITY PLANNING PANEL

<b>DATE OF DETERMINATION</b>	26 October 2017
<b>PANEL MEMBERS</b>	Edward Blakely, Mary-Lynne Taylor, Paul Mitchell, Paul Stein
<b>APOLOGIES</b>	Paul Moulds
<b>DECLARATIONS OF INTEREST</b>	None

Public meeting held at Cumberland Council on 26 October 2017, opened at 12 pm and closed at 12:45 pm.

#### MATTER DEFERRED

2016SYW098 – Cumberland – DA 2016/164 at 9-11 Sherwood Rd, Merrylands West (AS DESCRIBED IN SCHEDULE 1)

#### VERBAL SUBMISSIONS

- On behalf of the applicant – Adam Byrnes, Robert Del Pizzo, Anthony El-Hazouri

#### REASONS FOR DEFERRAL

The panel agreed to defer again the determination of the matter until amended plans are provided by the Applicant.


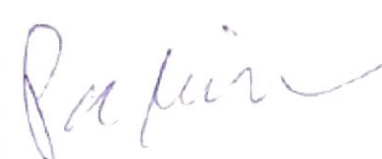

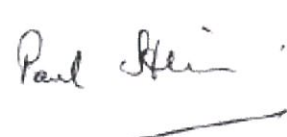
The matter has been deferred to allow an opportunity for the Applicant to respond with an amendment which improves the interface at Coolibah St, to bring about an improved street interface with the low rise residential area. The Panel notes that no amendment was made by the Applicant following the previous deferral on the 30 August 2017, which requested a redesign to bring about a better planning outcome in terms of both street frontages.

The Panel notes that solar access is now satisfactory.

The Panel would expect that the amendment would be lodged with the Panel promptly.

When this information has been received, the panel will hold another public determination meeting.

The decision was unanimous.

PANEL MEMBERS	
 Prof. Edward Blakely (Chair)	 Paul Mitchell OAM
 Mary-Lynne Taylor	 Hon. Paul Stein

*To whom it may concern,*

*This letter is to address the concerns raised at the Sydney Central City Planning Panel meeting held on the 26<sup>th</sup> October 2017. It should be noted that the concerns raised at this meeting were focused on improving the street interface along Coolibah Street. It should be noted that the Panel were satisfied with all other aspects of the development.*

*This letter supports the additional information pack provided for 2016SYW098 – Cumberland – DA 2016/164, 9-11 Sherwood Road, Merrylands West.*

**Planning Response**

The amended document set provided to the panel includes the following:

- Amended Architectural set
- Amended Landscape plans
- Amended Photomontage (Coolibah Street)

The amended plans have been provided at the request of the panel in order to deal with the Coolibah Street frontage, namely to reflect an appropriate transition between the R3 Zoned land containing dwelling homes to the East of Coolibah street and the Subject B2 Land containing Shop Top Housing. Amended plans (supported by the photomontage) demonstrates that an improved street interface outcome has been achieved along Coolibah Street. The following changes have been made:

- Ground Floor (known as level 1 on the plans) has a 4.5m setback from the Coolibah Boundary. Improved planting has been provided along this setback in the form of low lying shrubs and several larger trees (mature height up to 8m). This is to assist with softening the built form within the visual catchment.

## **9 – 11 Sherwood Road, Merrylands West**

*2016SYW098 – Cumberland – DA 2016/164*

- Level 2 maintains the 4.5m setback to create a 2-storey street wall. This Street wall is lower than that called up by the DCP, but arguably more appropriate given the low-Medium scale residential context on the Western side of Coolibah Street
- Level 3 and level 4 have been provided with an additional setback, resulting in a 5.5m setback to the Coolibah Street Boundary. Planter boxes with cascading plants have been provided to these two levels to further soften the visual appearance of the building when viewed within the Coolibah Street Visual catchment. In addition to the above recessive colours have been provided to these levels to achieve a minimalist and subservient appearance when viewing from the streetscape.
- Level 5 is provided with a 6.11m - 7m setback from the Coolibah Street frontage, providing the building with a completely recessive upper storey.

It is considered that the above changes result in a building which presents appropriately to Coolibah Street and will not result in a development which is out of character with the current area and the areas future vision. Within the current streetscape there are existing 3 storey buildings to the north of the subject site. Also of not, the subject site faces the side of the residential property opposite which does not address Coolibah Street. The proposed changes to the Coolibah Street frontage proposes a 2 storey street wall, then a two storey recessed section with a subservient upper floor further recessed. It is considered that this interface is commensurate with the surrounding developments as well as the desired future character of the area.

Its is prudent to note that Coolibah Street acts as a zone interface with the eastern side containing significant Retail developments such as the IGA Shopping Centre, Drive Thru Fast Food and the Coolibah Hotel. Strategically, council has earmarked the entire block to which this development forms part, to have High Scale development along the transit way with lower scale development along Coolibah Street. The Eastern side of Coolibah street is in eclectic form of old and new development and is an example of an area under evolution guided by the site-specific precinct controls.

The proposed interface provides for a landscaped setting along the subject site and bulk broken down through variety of materials, landscaping and building articulation both vertically and horizontally. The two zonings provide for vastly different forms of development and the aforementioned forms of design response provide the best response to bringing harmony to these differing land use interfacing at Coolibah Street

It is considered that the proposed changes address the Panels comments and provides an appropriate outcome for the site and importantly a positive example for neighbouring developments to be guided by