

SYDNEY WEST CENTRAL PLANNING PANEL

Panel Reference No.	2016SYW098 DA
DA Number	DA 2016/164
LGA	Cumberland
Proposed Development	Demolition of existing structures; consolidation of 3 lots into 1 lot; construction of a part 5 and part 7 storey shop top housing development comprising 86 residential units, 6 retail tenancies at grade and basement parking accommodating 175 car parking spaces.
Street Address	9-11 Sherwood Road, Merrylands West
Applicant	Revelop Projects Pty Ltd
Owner	Barich Family Group Pty Limited
No. of Submissions	Two (2) submissions
Regional Development Criteria (Sch. 4A of the Act)	Capital Investment Value \$25,229,133 (>\$20 million)
List of All Relevant s79C(1)(a) Matters	<ul style="list-style-type: none"> • State Environmental Planning Policy No. 55 – Remediation of Land • State Environmental Planning Policy No. 65 – Design Quality of Residential Apartment Development • State Environmental Planning Policy (BASIX) 2004 • State Environmental Planning Policy (Infrastructure) 2007 • State Environmental Planning Policy (State and Regional Development) 2011 • Holroyd Local Environmental Plan 2013 (HLEP 2013) • Holroyd Development Control Plan 2013 (HDCP 2013) • Section 92 of the EP&A Regulation
Recommendation	Approval, subject to conditions
Report by	Mark Stephenson – Consultant Planner, Cumberland Council
Meeting date	14 December 2017



Figure 1 – Perspective from Coolibah Street looking north-east (Source: Architex, 2017)

REPORT

SWCPP Resolution

At its meeting on 26 October 2017, the Sydney West Central Planning Panel (SWCPP) considered a supplementary report on Development Application No. 2016/164 proposing a shop top housing development at 9-11 Sherwood Road, Merrylands West. The DA seeks approval for the demolition of existing structures; consolidation of 3 lots into 1 lot; construction of a part 5 and part 7 storey shop top housing development comprising 86 residential units; 6 retail tenancies at grade and basement parking accommodating 175 car parking spaces.

The Panel subsequently resolved the following:

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.

Applicant's Response

The applicant has now provided amended architectural and landscape plans to address the above resolution, and has also provided a written response to accompany the proposed changes.

Amendments to the plans are briefly summarised below:

- Increased setbacks to the Coolibah street boundary, as follows –
 - 3.8m – 4.5m setback for Levels 1 (ground floor) and 2, creating a two-storey street wall. Balconies protrude approximately 600mm.
 - 4.8m – 5.5m setback for Levels 3 & 4. Balconies protrude approximately 1m
 - 6.11m – 7m setback for Level 5. Balconies protrude approximately 2.5m.
- Landscaping at ground level and to the upper levels to further soften the building façade.
- An amended colour palette that accentuates the two storey street wall, and softens the upper levels (similar to the proposed Sherwood Rd frontage).

It is noted that the elevation plans will need to be amended to reflect the proposed new colour palette. This requirement is reflected in the draft recommended conditions.

It is considered that the amended elevation to Coolibah Street provides an appropriate transition to the two-storey dwellings within the R2 zoned land located directly opposite.

Council Comments

Whilst the amended design may be an improvement when viewed solely in the context of the two storey dwellings across the street, it can be disruptive to the desired future character of the precinct when the proposal is viewed in the broader context of retail precinct and the need for it to have its own identity without mimicking the two storey character across the street. It is noted that the proposed setbacks are greater than that required under the site

specific DCP developed for the Sherwood Transitway Station Precinct (i.e. 3 metres), and thus would result in an inconsistent street wall depending upon potential future development on adjoining lots.

Council's preferred position is therefore to support the plans that show a consistent 3m setback along Coolibah Street as required by the DCP and as presented to the Panel at its meeting of 26 October 2017.

Notwithstanding this, the Panel have compelled the applicant to amend the design to incorporate a variation to the DCP controls applying to the site. Council has assessed the amended design and considers the DCP variation being proposed would not warrant refusal of the application in this instance.

RECOMMENDATION

That:

- i. The Development Application be approved by the Sydney West Central Planning Panel subject to the recommended conditions provided at Attachment 4.
- ii. The applicant and objectors be advised of the Sydney West Central Planning Panel's decision.

ATTACHMENTS

Attachment 1 – Amended architectural plans (Issue N)

Attachment 2 – Amended landscape plans

Attachment 3 – Coolibah St photomontage

Attachment 4 – Panel resolution of 26 October 2017 and Applicant's responding submission

Attachment 5 – Recommended conditions of consent

Attachment 6 – Supplementary report for Panel meeting dated 26 October 2017

Attachment 7 – Original report for Panel meeting dated 30 August 2017

Attachment 8 – Panel decision of 30 August 2017