

## MEETING DETAILS

<b>MEETING DATE / TIME</b>	Thursday, 12 July 2018 – 11.05am to 11.30am
<b>LOCATION</b>	Cumberland Council

## BRIEFING MATTER

### **2018SWC014 – Cumberland – DA 2017/558/1**

244, 246-250 and 252 Pitt Street, Merrylands

Demolition of existing structures, consolidation of 5 lots into 1 lot and construction of an 18 storey mixed use development over 5 levels of basement parking accommodating 3 levels of commercial floor, 161 residential units above and 317 parking spaces

## PANEL MEMBERS

<b>IN ATTENDANCE</b>	Mary-Lynne Taylor (Acting Chair), Lindsay Fletcher, Peter Brennan, Paul Stein and Paul Moulds
<b>APOLOGIES</b>	Paul Mitchell
<b>DECLARATIONS OF INTEREST</b>	Nil

## OTHER ATTENDEES

<b>COUNCIL ASSESSMENT STAFF</b>	Glenn Apps (Consultant) Olivia Yana Sohail Faridy
<b>OTHER</b>	Suzie Jattan – Panel Secretariat

## KEY ISSUES DISCUSSED

Issues warranting consideration in the assessment of the DA are:

1. Further details of pipe, fire hydrant and sprinkler and the position of the site in terms of satisfactory street scape.
2. Design of arcade link is required due to overland flow, which may be improved with Councils future drainage works. Inconsistency between wind mitigation measure and overland flow path requires amended information from applicant.
3. Lack of deep soil zone is consistent with location of the site within commercial area.
4. Headroom of loading/waste collection area could only accommodate small rigid vehicle and will be provided by Council's waste services.

5. Increased height of precinct is imminent but not yet enforced Clause 4.6 needs to be well founded.
6. Splay corner of 4m x 4m not yet provided in overall design.
7. Podium and communal open spaces need additional facilities to encourage useability especially shade structures and possible link. A community room should be provided and the explanation of the rooftop proposed as private areas instead of communal open space.
8. Provision of communal room for gym and meeting room should be considered.