

**BRIEFING DETAILS**

<b>BRIEFING DATE / TIME</b>	5 June 2019,
<b>LOCATION</b>	14-16 Cottonwood Crescent Macquarie Park

**BRIEFING MATTER(S)**
**2019SNH003 – Ryde - LDA2018/0506**

14-16 Cottonwood Crescent, Macquarie Park

Demolition of existing building and construction of a mixed use development comprising a 20 storey building with 153 residential apartments (51 x 1bedroom, 58 x 2 bedroom & 44 x studio apartments) over 6 basement levels of car parking with 144 car spaces and a ground floor retail tenancy comprising a "venture café" on the Waterloo Road frontage. Landscaping and associated site works are also proposed.

The proposal is integrated development under the Environmental Planning & Assessment Act 1979, as the subject site requires a dewatering license. The relevant approval body is Water NSW.

**PANEL MEMBERS**

<b>IN ATTENDANCE</b>	Peter Debnam, Bernard Purcell, Edwina Clifton
<b>APOLOGIES</b>	John Roseth
<b>DECLARATIONS OF INTEREST</b>	Sue Francis declared a non-pecuniary conflict having had discussions with the applicant regarding the site.

**OTHER ATTENDEES**

<b>COUNCIL ASSESSMENT STAFF</b>	Sandra Bailey, Tony Collier
<b>OTHER</b>	Kim Holt, Panel Secretariat

**KEY ISSUES DISCUSSED**

- Overview of applications (all three applications for the development known as "Cottonwood").
- Review of current controls on the site
- Urban Design Review Panel – applications were collectively referred to the UDRP in December 2018 and again in May 2019 with revised concept plans primarily focusing on web-façade treatment.
- Council working with applicant to clarify gross floor area calculations
- Application has an approximate 13% height breach, council's preference it to work with applicant for no breach in height
- Non-compliance with AGD includes:
  - Deep soil zones
  - Apartment size and layout
  - Common circulation and spaces
  - storage

**TENTATIVE PANEL MEETING DATE:** to be confirmed