

#### BRIEFING DETAILS

<b>BRIEFING DATE / TIME</b>	5 June 2019,
<b>LOCATION</b>	15-21 Cottonwood Crescent, Macquarie Park

#### BRIEFING MATTER(S)

##### 2019SNH004 – Ryde - LDA2019/0011

15-21 Cottonwood Crescent, Macquarie Park

Demolition of existing building and construction of a mixed use development comprising a 20 storey building with 172 residential apartments (18 x 1 bedroom, 87 x 2 bedroom, 61 x 3 bedroom & 6 x penthouse apartments) across two separate towers connected at ground level and via a bridge at the penthouse level. Car parking for 231 vehicles is proposed over 3 basement levels as well as a ground floor retail tenancy ground floor retail tenancy fronting Waterloo Road and Elouera Reserve. Landscaping and associated site works are also proposed.

#### 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”).
- Urban Design Review Panel – applications were collectively referred to the UDRP in December 2018 and again in May 2019 with revised concept plans, including:
  - Increase building separation between towers
  - Reduction to width and visual weight of bridge between two towers
  - Refinement of ground floor open space areas
- Non-compliance issues include:
  - Deep soil zones
  - Visual privacy
  - Acoustic privacy
  - Private open spaces and balconies
  - Overshadowing
  - Rear and side setbacks

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