

BRIEFING DETAILS

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| BRIEFING DATE / TIME | 5 June 2019, |
| LOCATION | 2-10 Cottonwood Crescent, Macquarie Park |

BRIEFING MATTER(S)

2019SNH005 – Ryde - LDA2019/0023

2-10 Cottonwood Crescent, Macquarie Park

Demolition of existing buildings and the construction of a mixed use development comprising a 14 storey building with 143 residential apartments (27 x 1 bedroom units, 44 x 2 bedroom units, 44 x 3 bedroom units, 24 x 2 bedroom townhouses and 4 x 3 bedroom townhouses). Car parking for 163 vehicles is proposed over 3 and half basement levels as well as landscaping and associated site works.

PANEL MEMBERS

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

OTHER ATTENDEES

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| COUNCIL ASSESSMENT STAFF | Sandra Bailey, Tony Collier |
| OTHER | 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, three schemes (including original) were present to break up the dominant “street wall” appearance of the building. The original was preferred with some further redesign to articulation of exterior and relocation of upper-most level to achieve compliance with RLEP.
- Non-compliance with AGD includes:
 - Private open spaces and balconies
 - Height of building – currently breaches height limits between 3.0m and 5.4m at the northern end of the building

TENTATIVE PANEL MEETING DATE: to be confirmed