

## RSDA Kick-Off Briefing Agenda Sydney Central City Planning Panel

<b>PANEL REFERENCE, DA NUMBER &amp; ADDRESS</b>	PPSSCC-332 – Cumberland Council - DA2021/0693 - 203-213 Merrylands Road, Merrylands, 28-36 Merrylands Road, Merrylands
<b>APPLICANT / OWNER</b>	Anthony Kazacos, Gyde Consulting OBO Cumberland City Council
<b>APPLICATION TYPE</b>	CIV > \$5M - Council interest
<b>REGIONALLY SIGNIFICANT CRITERIA</b>	State Environmental Planning Policy (State and Regional Development), Schedule 7, Clause 3
<b>KEY SEPP/LEP</b>	State Environmental Planning Policy No. 55 – Remediation of Land State Environmental Planning Policy (Infrastructure) 2007 State Environmental Planning Policy (Coastal Management) 2018 State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017 State Environmental Planning Policy (State and Regional Development) 2011 Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005 Cumberland Local Environmental Plan 2021 (CLEP)
<b>CIV</b>	\$ 8,175,702 (excluding GST)
<b>MEETING DATE</b>	10 February 2022

### ATTENDEES

<b>APPLICANT</b>	Anthony Kazacos, Gyde Consulting
<b>PANEL CHAIR</b>	Abigail Goldberg
<b>COUNCIL</b>	Jai Shankar, Executive Manager, Development & Building Michael Lawani, Coordinator, Manager Development Assessment Shona Porter, Executive Manager, City Strategy Olivia Yana, Executive Planner Siva Sivakumar, Council's Special Projects Maria D'Souza, Senior Administration Officer
<b>PLANNING PANELS SECRETARIAT</b>	George Dojas, Alexandra Hafner

**DA LODGED:** 24 December 2021

**RFI SUBMISSION DATE:** 8 February 2022

**TENTATIVE PANEL BRIEFING DATE:** 17 March 2022

**TENTATIVE PANEL DETERMINATION DATE:** 24 March 2022

## **ITEMS DISCUSSED**

- Introductions.
- Applicant summary:
  - Proposal is submitted as part of the Legacy Program for completion by December 2022 and seeks consent for the construction of a new Civic Square in the Merrylands Town Centre.
  - The site is currently occupied by Merrylands Arcade with an at-grade carpark. Demolition was approved under a separate approval in 2021 which has now been activated.
  - The proposal is to be constructed in two stages with a thoroughfare linking both stages. The applicant requests the consent to be structured accordingly.
  - The applicant has undertaken consultation with residents and businesses, a pre-DA meeting was held on 12 November 2021 and
  - Exhibition between 19 January and 2 February 2022, one (1) submission was received.
  - A Remediation Action Plan was requested to address provisions of SEPP 55.
- Council summary.
- Electronic determination likely.
- Council is yet to undertake its full application assessment, so this record is not a final list of the issues they will need to consider in order to draft their recommendation.
- The application is yet to be considered by the Sydney Central City Planning Panel and therefore future comment will not be limited to the detail contained within.

## **KEY ISSUES IDENTIFIED FOR CONSIDERATION**

- Contamination and SEPP 55.
- Street activation and context.
- Solar access and use of public domain.

## **REFERRALS**

### Internal

- Parks and Open Space
- Tree Management Officer
- Environmental Health
- Development Engineer
- Public Domain and Traffic
- Waste Management
- Building Surveyor

### External

- Awaiting comments from Sydney Water, NSW Police and Transgrid.
- Endeavour Energy comments received and provided to the applicant.