

RSDA Kick-Off Briefing Agenda Sydney Central City Planning Panel

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| PANEL REFERENCE, DA NUMBER & ADDRESS | PPSSCC-377 – Cumberland – MOD2022/0211 – 228 Pitt Street, Merrylands |
| APPLICANT / OWNER | Merrylands 88 Development Pty Ltd |
| APPLICATION TYPE | Section 4.55(2) modification to an approved mixed-use development, including altering the floor levels and overall height of the development, revised unit layout, reduction in unit numbers from 365 to 363, provision of additional commercial space, revised plant and service areas, revised basement level layout and alterations to facade treatment and communal open space areas |
| REGIONALLY SIGNIFICANT CRITERIA | S4.55(2) Modification Application |
| CIV | \$15,816,516.00 (excluding GST) |
| BRIEFING DATE | 4 August 2022 |

ATTENDEES

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| APPLICANT | Anas Rahhal, Jonathon Wood, Tim Tan |
| PANEL CHAIR | Abigail Goldberg |
| COUNCIL OFFICER | Jai Shankar, Michael Lawani, Harley Pearman, Esra Calim |
| CASE MANAGER | Stuart Withington |
| PLANNING PANELS SECRETARIAT | Sharon Edwards, Alexander Richard |

DA LODGED: 7 July 2022

RFI SUBMISSION DATE: TBA

TENTATIVE PANEL BRIEFING DATE: TBA

Exhibition dates: 12/07/2022 to 02/08/2022

TENTATIVE PANEL DETERMINATION DATE: within 250 days of lodgement

Estimated completed assessment report date: 14 days before determination date.

ISSUES LIST

The Chair introduced the Kick-Off meeting process.

- Applicant Summary
 - Introduced the proposal, and the modifications sought as part of this application.
 - Application broadly in line with the development as approved, keeping a similar level of apartments, with improved design outcomes in line with ADG guidelines, including raising the floor-to-floor heights, redesign of living areas, façade treatment and higher aesthetic in materials and palette.
 - The applicant noted that the height standard breach was due to the increase of the floor to floor by 100mm, causing an increase of 3m and that there were no additional floors.
 - Concurred with the Chair that RFI response was key to the progress of the application.
- Council Summary
 - The public exhibition has concluded, Council noted that 1 submission has been received to date.
 - Council is at the preliminary assessment stage only, but anticipates seeking clarifications regarding
 - Height
 - Floor space ratio breakdowns
 - Roof terraces
 - Reduction in basement storage cages from 284 to 187.
 - Noted the DEP was due to meet on 24 August 2022, after which an RFI would be provided.
- Chair Comments
 - The Chair noted the application was in the early stages and this was a 'Kick-Off' meeting for preliminary advice and feedback only.
 - The Chair queried if ADG standards relating to building separation were met; applicant noted that the building footprints remained per the approved plans. In addition minor modifications had been proposed to improve building amenity.
 - The Chair queried whether the lower-level front facing building had been designed to improve solar access to the courtyard area. The applicant confirmed that this is the case.
 - The Chair advised that with less than 10 submissions there would be no public meeting and an electronic determination by the Panel would be possible. At this stage there appears no need for an additional briefing, given the scope of the modification and the lack of public feedback, however this is open to reconsideration as the assessment proceeds.

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 Chair

requested confirmation that the Panel is the appropriate determination authority for this mod, which Council undertook to confirm.

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

Determination authority to be confirmed.

REFERRALS REQUIRED

Internal: TBC

External: TBC

KEY ISSUES IN RELATION TO PUBLIC EXHIBITION