

## Record of Kick-Off Briefing Sydney Western City Planning Panel

<b>PANEL REFERENCE, DA NUMBER &amp; ADDRESS</b>	PPSSCC-414 – Cumberland – DA2022/0722 - Gladstone Street, Merrylands.
<b>APPLICANT / OWNER</b>	Merrylands (A) 88 Development PTY LTD
<b>APPLICATION TYPE</b>	Construction of a 20-storey mixed use development on "Site 1" comprising 3 commercial tenancies and 285 residential units over 5 levels of basement parking.
<b>REGIONALLY SIGNIFICANT CRITERIA</b>	Clause 2, Schedule 7 of the SRD SEPP: General Development over \$30 Million
<b>CIV</b>	\$ 77,881,168 (excluding GST)
<b>BRIEFING DATE</b>	9 March 2023

### ATTENDEES

<b>APPLICANT</b>	Anas Rahhal, Siobhan McInerney, Jonathon Wood, Ryan Lane, Kim Chai Tan
<b>PANEL CHAIR</b>	Abigail Goldberg
<b>COUNCIL OFFICER</b>	Harley Pearman
<b>CASE MANAGER</b>	Kate McKinnon
<b>PLANNING PANELS SECRETARIAT</b>	Sharon Edwards

**DA LODGED & DAYS SINCE LODGEMENT:** 2 December 2022 (97 days)

**TENTATIVE PANEL BRIEFING DATE:** Assessment Briefing required – date TBD

**TENTATIVE PANEL DETERMINATION DATE:** TBD at Assessment Briefing

## **ISSUES LIST**

Chair reviewed attendance and introduced Kick Off Briefing purpose and process.

### **Applicant**

- Applicant requested that this matter be discussed in conjunction with PPSSCC-424 as sites are adjacent.
- Provided description of proposed development, site description and context and existing drainage easement.
- Applicant outlined reasoning and justification behind proposed height exceedance and redistribution across development.
- Applicant explained shared road prescribed by the DCP and their alternate proposal, developed following DRP meeting and their objection to the amount of park area utilised for road.
- Outlined WSUD swale design employed to address drainage easement crossing site.
- Noted status of future park and road works – discussions underway seeking in principle agreement for works in kind and/or potential VPA to facilitate delivery.
- Applicant is awaiting further clarification on access over RE1 land.
- Discrepancy exists with Council on assessment of FSR – applicant to workshop this with Council directly to resolve prior to Panel determination.

### **Council**

- Council have undertaken detailed assessment and have drafted RFI, to be sent out upon finalising internal referrals.
- Council notes significant issues exist with the proposal including:
  - significant changes and amendments required to ground floor retail units to enhance relationship to the park and apartments facing Neil Street.
  - Access crossing RE2 and RE1 Zoned land raises permissibility issues
  - Council does not support variations to building height.
  - Council's calculation indicates approx. 300 car parking space shortfall.
- TfNSW have raised major issues with access, and proposed roads.
- Sydney Water have raised issues with impact upon easement and potential encroachments within easement.
- Council noted willingness to facilitate meetings and workshop with applicant to overcome issues where possible
- Council believe PPSSCC-424 and PPSSCC-414 should be handled as if they are a single application so matters can be addressed holistically.
- Notification period concluded – 3 submissions.

### **Chair**

- Notes major issues to resolve and enquired as to the applicant's awareness of these matters and their current position with relation to the issues raised.
- Advised that the panel would encourage the applicant to work with Council in a concentrated and expedited manner (including compromise) to resolve matters and enable determination within the 250 day target.
- Panel will require further briefing once assessment is further progressed. The matter is then able to proceed to Electronic Determination.

**Note:**

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.