

Record of Preliminary Briefing Sydney Central City Planning Panel

PANEL REFERENCE, DA NUMBER & ADDRESS	PPSSCC-492 – Cumberland – DA2023/0485 – 4-4A Terminal Place, Merrylands
APPLICANT / OWNER	Applicant: Aland Owner: Merrylands (B) 88 Development Pty Ltd
APPLICATION TYPE	Public domain and civil works including a public open space areas, public art, water feature and associated landscaping.
REGIONALLY SIGNIFICANT CRITERIA	CIV > \$5M - Council interest
CIV	\$ 7,390,983 (excluding GST)
BRIEFING DATE	19 October 2023

ATTENDEES

APPLICANT	Anas Rahhal, Jonathon Wood, Kim Chai Tan
PANEL	Abigail Goldberg (Chair), David Ryan, Steve Murray
COUNCIL OFFICER	Haroula Michael, Jai Shanker, Michael Lawani, Esra Calim, Rashika Rani
CASE MANAGER	Kate McKinnon
PLANNING PANELS SECRETARIAT	Tim Mahoney, Sharon Edwards

DA LODGED & DAYS SINCE LODGEMENT: 10 August 2023 (70 days)

TENTATIVE PANEL BRIEFING DATE: Requirement not currently anticipated

TENTATIVE PANEL DETERMINATION DATE: Within 250 day target

Chair reviewed attendance and introduced Preliminary Briefing purpose and process.

Applicant

- The applicant provided description of proposed development, site context and proposed landscaping design.
- The applicant confirmed that imagery shown in their presentation was indicative only, with final materials and finishes to be developed in consultation with Council.

Council

- Referrals:
 - External referrals received - Endeavour Energy, NSW Police, TFNSW, NSW Trains and Sydney Water.
 - Internal referrals outstanding – tree officer, building surveyor, waste management and strategic planning.
 - Internal referrals returned (additional information requested) - development engineer, environmental health and parks and open space.
- Council will seek clarification and/or additional information by way of an RFI to be provided in the next couple of weeks. Council's queries include:
 - Private/public landscaping and paving works appear to overlap. Delineation between public and private is required.
 - Access to substation needs to be explored further.
 - The site is identified as land for acquisition. The RE1 parcel involves land acquisition and is to be for recreation only. Retail space is proposed on this site and clarity is required from the Applicant with regard to permissibility.
 - Site specific DCP outlines bicycle lane and connection with the site. Compliance to be demonstrated.
 - Clarification is required as to which lots the DA relates to and whether proposed landscaping is under the current application or other built form applications.
- RFI to go out shortly (in the next couple of weeks)
- Notification concluded - no submission received.

Panel

- The Panel recommends that the applicant commence work to demonstrate boundaries, clarity between private and public space, permissibility of retail uses in RE1 land, access for endeavour energy and compliance with site specific DCP whilst awaiting a complete RFI from Council.
- The Panel queried if the applicant is looking to have outdoor dining associated with commercial premises spill out into the public domain and if council has any objection or issue with that in principle. The applicant confirmed this was the intention and Council advised the only issue was that the area is marked as recreational areas in the LEP and isn't permissible under clause 5.1A.
- The Panel made a general comment that Council and applicant consider access for people with differing abilities when undertaking the final design of play and public spaces

- The Panel targets determination of RSDAs within 250 days. The chair recommends that the applicant expedite their efforts to facilitate amendments or additional information required by Council to allow them to complete their assessment. The Panel may determine development in the form it is presented at or prior to 250 days.

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.