

BRIEFING DETAILS

BRIEFING/DATE/TIME	16 June 2020 10.00am to 10.30am
LOCATION	Teleconference

BRIEFING MATTER

PPSSCC-99 - Cumberland – DA2020/0220

233, 249-259 & 52-54 McFarlane Street, Merrylands

Construction of mixed-use development comprising 5 mixed use buildings, including retail and commercial tenancies, childcare facility and 790 residential apartments, over 4 levels of basement parking, associated stormwater, public domain and landscaping works – Integrated Development (Water Management Act 2000).

PANEL MEMBERS

IN ATTENDANCE	Abigail Goldberg (Chair) Gabrielle Morrish David Ryan Ned Attie Eddy Sarkis (<i>part</i>)
APOLOGIES	Nil
DECLARATIONS OF INTEREST	Nil

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Rennie Rounds, Jai Shankar and Michael Lavani
OTHER	Suzie Jattan – Panel Secretariat

KEY ISSUES DISCUSSED:

- The timeline of the application and reason for changes since the preceding application, which was approved.
- Key changes to the current application from the previous, that include increases to the number of units, greater building heights and design excellence requirements.
- The Panel notes the prospective changes to the LEP in order for this DA to achieve FSR compliance. If these changes do not come into effect prior to the determination of this DA, the DA will be reliant on the S4.6 requests.
- The Panel identified the following issues that it expects to be addressed or clarified in any assessment report:
- Urban design and architecture:
 - ⊕ **Landscaping:** for example the basement extends under the proposed Eat Street and there does not appear to be any allowance to accommodate the proposed street trees.

- **Activation of the Eat Street**, particularly to the western side, consider a double-sided active street for optimal surveillance. Also consider whether the 'narrowness' of retail tenancies could impact their ability to contribute to street activity.
- **Permeability** – for example, consider whether the lobby for the Northern Building could connect to Treves St to improve activity to that street.
- **Design excellence** - Consider the adequacy of the articulation of Building B and the extent of the roof overhangs to Building A and C.
- **Interior layouts** – the panel seeks consideration of:
 - The narrow width of the residential lobbies of Building C;
 - The limited depth to light for some of the kitchens;
 - In some of the studios the bed areas appear to be excluded from access to natural light and direct ventilation due to walls between the bed area and living area;
 - The narrowness of dining areas to Units such as A201;
 - Acoustic issues for the beds of Units in Building B adjacent to the COS in Building B/C;
 - Building B appears to have no natural light to its circulation areas above the podium.