

## MEETING DETAILS

<b>MEETING DATE / TIME</b>	Wednesday, 22 February 2017 – 10.00 am
<b>LOCATION</b>	Christie Conference Centre 100 Walker Street, North Sydney

## BRIEFING MATTER(S)

### 2017SNH012 – Ryde – LDA2016/395

25-27 Epping Road, Macquarie Park

Construction of a mixed use development including the following works:

- 3 levels of shared basement car parking for 884 car spaces;
- A tunnel beneath Retail Street (a future public road) that will link Basement Levels 00 & 01 across Lots 104 & 105;
- A single level podium across Lot 104 comprising of retail & community facilities uses;
- 8 residential buildings comprising of 885 units ranging in height from 3 to 17 storeys;
- Publicly accessible open spaces;
- A 2500m<sup>2</sup> community facility;
- Site landscaping.

## ATTENDEES

<b>PANEL MEMBERS</b>	Deborah Dearing (Chair), John Roseth, Sue Francis, Sarkis Yedelian
<b>COUNCIL ASSESSMENT STAFF</b>	Sandra Bailey, Natalie Piggott Alison Davidson, Consultant from Planning Ingenuity
<b>OTHER</b>	Kim Holt, Planning Panels Secretariat

## KEY ISSUES DISCUSSED

- Application & site overview
- Car parking – exceeds DCP requirements
- Car parking accessibility and tunnels. Panel queried depth of tunnels, and Council policy and precedents. Further information to be included in the assessment report
- VPAs – 2 separate VPAs. Discussions continuing and ongoing. Not a Panel consideration
- Retail use – application includes space for a full line supermarket
- Council meeting with Applicant next week. Traffic engineer will be in attendance. Panel requested information on traffic management of potential childcare pick up and drop off to be included in assessment
- Communal spaces - potentially include childcare centre, auditorium and open space
- Design panel supportive of the application

**TENTATIVE PANEL MEETING DATE:** undecided