

DATE OF DEFERRAL	Wednesday 9 August 2017
PANEL MEMBERS	Deborah Dearing (Chair), Sue Francis, John Roseth
APOLOGIES	Bill Pickering, Sarkis Yedelian, Roy Maggio
DECLARATIONS OF INTEREST	None

Public meeting held at Christie Conference Centre 100 Walker Street North Sydney on Wednesday, 9 August 2017, opened at 11:00 am and closed at 12:05 pm.

MATTER DEFERRED

2017SNH012 – Ryde - LDA2016/0395

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 2500m² community facility;
- Site landscaping.

VERBAL SUBMISSIONS

- On behalf of the applicant – Murray Donaldson

REASONS FOR DEFERRAL

The Panel is not satisfied that the documentation submitted to Council clearly demonstrates the impact of overshadowing of communal open space and solar access to units/balconies. It therefore defers its decision requesting further information.

The applicant is to appoint an independent consultant to review solar access to communal open space, balconies and apartments, consistent with ADG principles, for the combined sites. The Panel seeks this information not only for mid-winter but also for the equinox. The selection of the independent consultant is to be agreed by the Council.

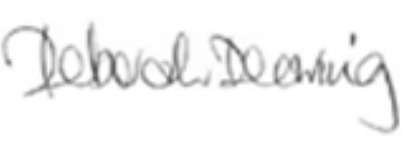


The Panel is aware that full compliance may not be achievable at the proposed density. However, the application needs to demonstrate more accurately the degree of compliance, identify the areas of non-compliance and whether any amendments can improve compliance.

Further, the Panel requests plans showing both sites, which demonstrate the areas included as floor space for FSR calculation.

The Panel requests the Council to provide a supplementary report assessing the additional information. Following receipt of this report, the Panel will hold another public determination meeting.

The decision to defer the matter was unanimous.

The Panel adjourned during the meeting to deliberate on the matter and formulate a resolution.

PANEL MEMBERS	
 Deborah Dearing (Chair)	 Sue Francis
 John Roseth	