

MEETING DETAILS

MEETING DATE / TIME	Tuesday, 14 November 2017 – 10.10 am and closed at 11.00am
LOCATION	Department of Planning & Environment, 320 Pitt Street Sydney

BRIEFING MATTER(S)

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.

PANEL MEMBERS

IN ATTENDANCE	Deborah Dearing (Chair), Sue Francis, John Roseth
APOLOGIES	None
DECLARATIONS OF INTEREST	None

OTHER ATTENDEES

APPLICANT	Murray Donaldson, Sherwood Lou, Kang Zue, Simon Blount, Alice Spizzo
OTHER	Kim Holt, Planning Panels Secretariat Karl Brown, Planning Panels

KEY ISSUES DISCUSSED

- Applicant advised that they had requested a meeting with the Panel & Council
- Meeting was arranged by Secretariat to include an independent observer for probity reasons. Council were not in attendance
- Panel advised that they have not seen any amended DA and or plans and that Council advised Secretariat that a supplementary report would be submitted on 17 November 2017.
- Applicant showed plans for alternative scheme in response to the deferral from the Panel
- Applicant advised that Council requested the applicant revert to the original DA as a result of several discussions.

- Applicant advised that its preference would be to revert to the original DA.
- Original Concept Plan DA was approved by DPE
- Applicant raised concerns about deferred commencement condition relating to the VPA.
- Additional GFA sought was due to underground parking required by contractual commercial negotiations with Urbangrowth for a supermarket to be located on the site
- Panel noted the need for further information on the original concept consent, the conditions, building envelopes, GFA etc.
- Applicant will seek to address the Panel at the public meeting (probably on 29 November 2017).
- Panel noted they cannot form any opinion on the application or other material prior to being briefed by Council and hearing submissions

TENTATIVE PANEL MEETING DATE: 29 November 2017