

MEETING DETAILS

MEETING DATE / TIME	Wednesday, 14 June 2017 – 11.05 am
LOCATION	Christie Conference Centre, 100 Walker Street North Sydney

BRIEFING MATTER(S)

2017SNH013 – Ryde - LDA2016/0378

152-190 Rowe St & 3-5 Rutledge St, Eastwood

Demolition of all buildings and structures on the site and construction of a mixed use development proposing 7 buildings. The uses within the buildings include retail, commercial & residential. The development will contain 11,103m² of retail space, 3,600m² of commercial space (including office, gym & medical centre) and 443 residential apartments consisting of 167 x 1 bedroom, 255 x 2 bedroom & 21 x 3 bedroom apartments. The development proposes 4 levels of basement car parking for 1,100 vehicles. The heights of the buildings range from 6 to 13 storeys. The development also includes the construction of a bridge link between two residential buildings, two open air through site pedestrian links between Rowe St & Rutledge St and landscaping works within the site.

PANEL MEMBERS

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

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Sandra Bailey, Alison Davidson
OTHER	Kim Holt, Planning Panels Secretariat

KEY ISSUES DISCUSSED

- Overview of application and site
- Height exceedance impacts on some adjoining buildings (Rowe Street) which can be addressed via a VPA and community benefit
- VPA relates to improvements to Rowe Street Mall for public amenity
- Further community benefit includes public open spaces and laneway walkways and public art
- Building separations and depth exceed guidelines, however solar access is achieved
- Review of shadow diagrams
- 3 submissions received

TENTATIVE PANEL MEETING DATE: October 2017 (TBC)