

BRIEFING DETAILS

BRIEFING DATE / TIME	Wednesday, 10 October 2018 – 1pm
LOCATION	City of Ryde Council, Binary Centre, Building 0, Level 1, 3 Richardson Place, North Ryde

BRIEFING MATTER(S)

2017SCL032 – Ryde - LDA2017/0097 at 7-11 Talavera Road Macquarie Park

Demolition and construction of an 11 to 12 storey commercial office building with shared parking over 5 basement levels for 564 cars, 43 motorcycles & 63 bicycles. Alterations to Building A to provide retail tenancies and reconfiguration of the entry & access to Building B and landscaping works. The proposal is integrated development under the Environmental Planning & Assessment Act 1979, as the subject site is within 40m of a waterway. The relevant approval body is the NSW Office of Water.

PANEL MEMBERS

IN ATTENDANCE	Peter Debnam (Chair), John Roseth, Sue Francis, Bernard Purcell
APOLOGIES	Edwina Clifton
DECLARATIONS OF INTEREST	None

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Sandra Bailey, Rebecca Lockhart, Kelly Yoon, Paul Kapetas
OTHER	Ahsanul Amin – RMS Kim Holt – Panel Secretariat

KEY ISSUES DISCUSSED

- Overview of application including plans
- Site located within B3 Commercial Core Zone and the development is permitted with consent.
- Council support the amended plans which provide an 8.5m setback from Talavera Road.
- RMS not supporting amended application and advised that an upgrade to Lane Cove Road / Talavera Road intersection would be required to cater for future traffic.

These intersection works are not noted on the Land Acquisitions Map under Ryde LEP 2014.

RMS advised that they contacted the applicant in July 2018 advising that they are looking at acquiring the land, however no formal offer made as yet.

- RMS has indicated that they would join the current court case.

TENTATIVE PANEL MEETING DATE: N/A