

BRIEFING DETAILS

BRIEFING DATE / TIME	Wednesday 12 August 2020
LOCATION	Teleconference

BRIEFING MATTER(S)

2019SNH003 – Ryde – LDA2018/0506

14-16 Cottonwood Crescent, Macquarie Park

Demolition of existing building and construction of a mixed use development comprising a 20 storey building with 153 residential apartments (51 x 1bedroom, 58 x 2 bedroom & 44 x studio apartments) over 6 basement levels of car parking with 144 car spaces and a ground floor retail tenancy comprising a "venture café" on the Waterloo Road frontage. Landscaping and associated site works are also proposed.

The proposal is integrated development under the Environmental Planning & Assessment Act 1979, as the subject site requires a dewatering licence. The relevant approval body is Water NSW.

PANEL MEMBERS

IN ATTENDANCE	Peter Debnam (Chair), Julie Savet Ward, Brian Kirk, Bernard Purcell
APOLOGIES	Edwina Clifton
DECLARATIONS OF INTEREST	None

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Sandra Bailey, Rebecca Lockart, Alison Davidson, Peggy Wong
OTHER	Kim Holt – Planning Secretariat

KEY ISSUES DISCUSSED

- Overview of application
- History of application
- Height non-compliance is minor, 3%. Doesn't incorporate any inhabitable space.
- Basement set back to south has no impacts, no encroachment to trees etc.
- Council wants to ensure that public access to adjoining is maintained.
- Referrals to Transport NSW, one is received, and one is outstanding. This is in regard to accumulative impacts.
- Owners consent was raised through submissions on exhibition amended plans, council has sought legal advice on this matter.
- Submissions – 11 submissions all on owners consent.

ASSESSMENT REPORT & TENTATIVE DETERMINATION DATE: October 2020, subject to referrals

Planning Panels Secretariat

- Panel request that Council actively engage with the applicant to have conditions agreed prior to submission of the Assessment Report. Any unresolved conditions to be noted in the assessment report.