

BRIEFING DETAILS

BRIEFING DATE / TIME	Tuesday 20 April 2021
LOCATION	Teleconference

BRIEFING MATTER(S)

PPSSNH-107 – Ryde – LDA2020/0199

1 Railway Road, Meadowbank

Demolition of existing structures and construction of a mixed use development comprising four buildings ranging in height between 6 and 7 storeys over 3 basement levels. The mix uses will contain 133 residential apartments, a boarding house with 162 rooms and 4,255m² of commercial floor space. Parking for 419 cars is proposed.

PANEL MEMBERS

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

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Sandra Bailey, Madeline Thomas,
APPLICANT	Ross Meachin, Joe Sassine
PANEL SECRETARIAT	Kim Holt, Stuart Withington

KEY ISSUES DISCUSSED

- Overview of application, site and surrounding areas
- Traffic Engineer indicated that significant issues.
- Applicant identified key outstanding issues / actions underway:
 - Is undertaking an independent peer traffic and transport report to ensure that what they have presented is appropriate. This will take approximately 6-8 weeks.
 - Applicant has addressed additional issues including Cross ventilation, bonus floor space, height, solar access, general amenity, and this information is with council for assessment.

SUBMISSIONS

- 140 submissions and one petition received; unique issues raised include:
 - Over development
 - Bulk and scale
 - Overlooking Faraday Lane to residents opposite
 - Traffic – congestion, significant upgrades required
 - Lacking consideration of the Meadowbank Education and Employment Precinct Masterplan by GSC
 - Boarding House – suitability of location, lacking information on proposed occupants
 - Insufficient parking
 - Height exceedance

Planning Panels Secretariat

- o Overshadowing

ASSESSMENT REPORT & TENTATIVE DETERMINATION DATE: 21 July 2021

- Panel request that the applicant provides Council with the peer traffic review by Friday 4 June 2021.
- 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.