

BRIEFING DETAILS

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| BRIEFING DATE / TIME | Tuesday 20 April 2021 |
| LOCATION | Teleconference |

BRIEFING MATTER(S)**PPSSNH-110 – Ryde – LDA2020/0218**

45-61 Waterloo Road, Macquarie Park

Construction of part 8 & part 15 storey building containing retail and commercial uses over two and a half storey basement levels to accommodate 188 vehicles. The development also includes public domain improvements and signage.

PANEL MEMBERS

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

OTHER ATTENDEES

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|---------------------------------|---------------------------------|
| COUNCIL ASSESSMENT STAFF | Sandra Bailey, Madeline Thomas, |
| PANEL SECRETARIAT | Kim Holt, Stuart Withington |

KEY ISSUES DISCUSSED

- Overview of application including history
- GFA exceeds the total combined permissible GFA included in the concept plan. Notwithstanding the non-compliance in GFA for Buildings AB and D, the proposed GFA is within the permissible variation, and is allowed subject to the cumulative GFA for all stages not exceeding the maximum GFA of 117,070m².
- Height complies with concept plan.
- Council have requested submit revised shadow diagrams that are consistent with the shadows and sun angles utilised as part of the Concept Plan.
- Council has recommended applicant consider incorporating additional deep soil planning within the northern setback to demonstrate greater compliance.

SUBMISSIONS

- Nil submissions received;

ASSESSMENT REPORT & TENTATIVE DETERMINATION DATE: 28 July 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.
- Panel have agreed to an electronic determination.