

#### BRIEFING DETAILS

<b>BRIEFING DATE / TIME</b>	Tuesday 20 April 2021
<b>LOCATION</b>	Teleconference

#### BRIEFING MATTER(S)

##### PPSSNH-189 – Ryde – LDA2020/0433

85-91 Waterloo Road, Macquarie Park

Demolition and the construction of a new commercial building of 22,550m<sup>2</sup> and 15 storeys in height including associated landscaping and parking. This Stage 2 building DA follows the concept approval LDA2017/0096.

#### PANEL MEMBERS

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

#### OTHER ATTENDEES

<b>COUNCIL ASSESSMENT STAFF</b>	Sandra Bailey, Madeline Thomas
<b>PANEL SECRETARIAT</b>	Kim Holt, Stuart Withington

#### KEY ISSUES DISCUSSED

- Overview of application
- Tree removal – application includes removal of 47 of the 132 trees on site. Substantial replacement planting is proposed. Council have requested amended plans highlighting all trees proposed to be removed.
- Council's traffic engineer requested amended transport assessment, specifically modelling to determine external implications. Additionally, applicant requested to clarify location and use of proposed vehicular access points.
- Sydney Metro has reviewed the proposal and requested additional information detailing the extent of excavation proposed during construction.
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#### 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