

BRIEFING DETAILS

BRIEFING/DATE/TIME	17 August 2021 11.30am to 12.00pm
LOCATION	Teleconference

BRIEFING MATTER

PPSSNH-204 – LDA2021/0095 -Ryde

307 Lane Cove Road, Macquarie Park

Eden Garden Development

Alterations and additions to the existing garden centre and construction of an 18-storey office building at the site including a multi-level car park and additional dining space.

PANEL MEMBERS

IN ATTENDANCE	Peter Debnam (Chair) Julie Savet Ward Brian Kirk Bernard Purcell
APOLOGIES	Edwina Clifton
DECLARATIONS OF INTEREST	Nil

OTHER ATTENDEES

COUNCIL STAFF	Sandra Bailey Madeline Thomas Kimberley Kavwenje Liz Coad
OTHER	Panel Secretariat - Stuart Withington

KEY ISSUES DISCUSSED:

- Urban Design Review Panel comments, in particular the strategic logic underpinning the proposal
- Pedestrian accessibility and distance to Metro station
- Bushfire impact and orderly evacuation onto Lane Cove Road
- Height of proposal, utilising maximum FSR
- B7 zoning and permissible uses
- Traffic impacts
- Parking arrangement and shortfall
- Documentation - level of detail and consistency
- Submissions – 247

The panel requested a briefing with the applicant with council staff in attendance, early September 2021.

ASSESSMENT REPORT & TENTATIVE DETERMINATION DATE: Mid to late October 2021