

BRIEFING DETAILS

BRIEFING/DATE/TIME	17 August 2021 12.00pm to 12.30pm
LOCATION	Teleconference

BRIEFING MATTER
PPSSNH-216 – LDA2021/0146 - Ryde
45-47 Epping Road, Macquarie Park

Proposal for amalgamation of lots and construction of a mixed used development comprising of a cafe premises and 2 commercial buildings (with ground floor retail and basement parking): The first building is 9 storey with 11,000sqm GFA, and the second building is 5 storey with 5,067sqm GFA. The proposed development will be delivered in 3 stages.

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:

- Under 'deemed refusal' appeal
- Urban Design Review Panel comments
- TfNSW – no concurrence
- Operation of child-care centre though demolition and construction stages
- Landscaping and deep soil provision
- DCP non-compliances
- Clarity of staging
- Documentation - level of detail and consistency
- Submissions: 1

The Panel requested a briefing with the applicant with council staff in attendance, preferably in the week of 23 August 2021.

ASSESSMENT REPORT & TENTATIVE DETERMINATION DATE: TBC