

**Record of Briefing
Sydney North Planning Panel**

PANEL REFERENCE, DA NUMBER & ADDRESS	PPSSNH-444 - LDA2023/0272 – Ryde - 461 Victoria Road, Gladesville, Demolition of all existing structures, remediation works, civil works, staged construction of a part 8 storey self storage premises and part 2 storey light industrial premises, ancillary offices, signage and associated landscaping work. The application is not a Staged DA under Part 4, Division 4.4 of the EP&A Act.
APPLICANT / OWNER	Applicant: Bieson - BIESON PTY LTD Owner: Perpetual Trustee Company Limited and The Trust Company (Australia) Limited
APPLICATION TYPE	Development application
REGIONALLY SIGNIFICANT CRITERIA	Capital Investment Value > \$30M
KEY SEPP/LEP	State Environmental Planning Policy (Resilience and Hazards) 2021 State Environmental Planning Policy (Biodiversity and Conservation) 2021 State Environmental Planning Policy (Planning Systems) 2021 State Environmental Planning Policy (Transport and Infrastructure) 2021 State Environmental Planning Policy (Industry and Employment) 2021 Ryde Local Environmental Plan 2014 Development Control Plan
CIV	\$89,840,000.00
BRIEFING DATE	31 January 2024

ATTENDEES

APPLICANT	Kendal Mackay, Steven Last, David Ruston, Stewart Johnson Nash Gonzalves
PANEL	Peter Debnam, Brian Kirk, Nicole Gurran
COUNCIL OFFICER	Sandra Bailey, Sohail Faridy, Carine Elias, Shannon Butler Luke Homann
CASE MANAGER	George Dojas
PLANNING PANELS SECRETARIAT	Adam Iskander and Suzie Jattan

KEY ISSUES -

- Current development application should be aligned with LDA2015/0214

- Access to the site via Victoria Road. Referral from TfNSW pending.
- Contamination
- GFA

PANEL DETERMINATION DATE: 29 May 2024