

## Record of Preliminary Briefing Sydney North Planning Panel

<b>PANEL REFERENCE, DA NUMBER &amp; ADDRESS</b>	PPSSNH-486 - MOD2024/0079 – Ryde - 10 TALAVERA ROAD MACQUARIE PARK, Modification to LDA2022/0020, seeking to modify the internal and external design of the approved residential flat building development
<b>APPLICANT / OWNER</b>	Applicant: Richard Boulus - UPG TALAVERA 10 PTY LTD Owner: Boston 126 pty ltd
<b>APPLICATION TYPE</b>	Modification Application
<b>REGIONALLY SIGNIFICANT CRITERIA</b>	S4.56 Modification Application
<b>CIV</b>	\$0
<b>BRIEFING DATE</b>	05 June 2024

### ATTENDEES

<b>APPLICANT</b>	Richard Bolous, Ben Porges
<b>PANEL CHAIR</b>	Peter Debnam
<b>PANEL MEMBERS</b>	Nicole Gurran, Brian Kirk
<b>COUNCIL OFFICER</b>	Anthony Collier, Holly Charalambous, Carine Elias
<b>CASE MANAGER</b>	George Dojas
<b>PLANNING PANELS SECRETARIAT</b>	Adam Iskander, Suzie Jattan

### KEY ISSUES:

- Removal of rear planter boxes
- Threshold test for modification application requires justification.
- Application to be delegated back to Council.