

Record of Preliminary Briefing Sydney North Planning Panel

PANEL REFERENCE, DA NUMBER & ADDRESS	PPSSNH-522 - LDA2024/0158 - 15 COTTONWOOD CRESCENT MACQUARIE PARK 2113 RYDE CP/- /SP8144 17 COTTONWOOD CRESCENT MACQUARIE PARK 2113 RYDE CP/- /SP7630 19 COTTONWOOD CRESCENT MACQUARIE PARK 2113 RYDE CP/- /SP7892 21 COTTONWOOD CRESCENT MACQUARIE PARK 2113 RYDE CP/- /SP7984
APPLICANT / OWNER	Mr Adam Peacock
APPLICATION TYPE	Development Application
REGIONALLY SIGNIFICANT CRITERIA	Clause 2, Schedule 6 of the Planning Systems SEPP: Capital Investment Value > \$30M
KEY SEPP/LEP	<p>Other State Environmental Planning Policy</p> <ul style="list-style-type: none"> -State Environmental Planning Policy (Biodiversity and Conservation) 2021 -State Environmental Planning Policy (Resilience and Hazards) 2021 -State Environmental Planning Policy (Planning Systems) 2021 -State Environmental Planning Policy (Sustainable Buildings) 2022 -State Environmental Planning Policy (Transport and Infrastructure) 2021 -State Environmental Planning Policy (Housing) 2021 -State Environmental Planning Policy (Industry and Employment) 2021 <p>Other Environmental Planning Instrument (eg. Local Environmental Plan, Interim Development Order, Planning Scheme, etc)</p> <ul style="list-style-type: none"> -Ryde Local Environmental Plan 2014 <p>Development Control Plan</p>
CIV	\$165050000 (excluding GST)
BRIEFING DATE	27 November 2024

ATTENDEES

APPLICANT	David Hoy, Travis Lythal, Jim Koopman, Marcelo Doucet, Saul Moran, Ben Trenko, Trevor Jolly
PANEL MEMBERS	Peter Debnam and Brian Kirk
COUNCIL OFFICERS	Anthony Collier, Sohail Faridy, Holly Charalambous

CASE MANAGER	Lillian Charlesworth
PLANNING PANELS TEAM	Jade Buckman

KEY DATES:

DA lodged: 25/7/2024

Exhibition dates: 19/8/2024 – 16/9/2024

KEY ISSUES DISCUSSED

- Private open space
- Balcony size
- Acoustic and visual privacy (particularly adjoining common walkway)
- Justification of variation to HOB (should be for plant rooms and articulation only) and FSR
- Urban Design Review Panel advice
- Wind
- Form and separation of towers
- Overshadowing

NEXT STEPS

- RFI response (including amended plans) due 7 February 2025
- Tentative panel determination date: early May 2025

NOTE

- Council is yet to undertake its full application assessment, so this record is not a final list of the issues Council will need to consider in order to draft their recommendation.
- The application is yet to be considered by the Sydney North Planning Panel and therefore future comment will not be limited to the detail contained within.