

## Record of Preliminary Briefing Sydney North Planning Panel

<b>PANEL REFERENCE, DA NUMBER &amp; ADDRESS</b>	PPSSNH-540 – MOD2024/0191 – 1 Railway Road, Meadowbank
<b>APPLICANT OWNER</b>	Juey Thanyakittikul, Apt Residential The Trustee for Apt Hold Trust 1
<b>APPLICATION TYPE</b>	Modification Application
<b>REGIONALLY SIGNIFICANT CRITERIA</b>	S4.56 Modification Application
<b>KEY SEPP/LEP</b>	<ul style="list-style-type: none"> <li>• State Environmental Planning Policy (Sustainable Buildings) 2022</li> <li>• State Environmental Planning Policy (Housing) 2021</li> <li>• Ryde Local Environmental Plan 2014</li> </ul>
<b>CIV</b>	\$0 (excluding GST)
<b>BRIEFING DATE</b>	16 December 2024

### ATTENDEES

<b>APPLICANT</b>	Brian Mariotti and Michelle Farman (AJC), Jeff Mead and Emma Ziegenfusz (Planning Ingenuity), Matt Carolan, Juey Thanyakittikul, Mitch Say
<b>PANEL MEMBERS</b>	Peter Debnam (Chair), Brian Kirk and Nicole Gurran
<b>COUNCIL OFFICER</b>	Sandra McGarry and Sohail Faridy
<b>CASE MANAGER</b>	Lillian Charlesworth
<b>PLANNING PANELS TEAM</b>	Jade Buckman

**MOD LODGED:** 12 September 2024

### KEY MATTERS DISCUSSED

- The Panel's default position is not to delegate MODs to Council for determination without compelling reasons as last-minute matters often arise and the Panel is able to make a timely decision.
- Panel Determination to be scheduled for 12 February 2025 with Council's assessment report due to be submitted by 5 February 2025.