

## Record of Preliminary Briefing Sydney North Planning Panel

<b>PANEL REFERENCE, DA NUMBER &amp; ADDRESS</b>	PPSSNH-581 – MOD2025/0005 – 169 & 171 Herring Road, Macquarie Park
<b>APPLICANT OWNER</b>	Lei Liu Freecity Macpark Development Pty Ltd
<b>APPLICATION TYPE</b>	Modification application
<b>KEY SEPP/LEP</b>	State Environmental Planning Policy (Planning Systems) 2021 State Environmental Planning Policy (Housing) 2021 Ryde Local Environmental Plan 2014
<b>CIV</b>	\$0 (excluding GST)
<b>BRIEFING DATE</b>	26 March 2025

### ATTENDEES

<b>APPLICANT</b>	Lei Liu, Benjamin Brown, Caleb Niethé, Felipe Miranda, Stephen Gouge, Jules Wittenoom Louw, Kieron McIlvin, Declan McLean
<b>PANEL MEMBERS</b>	Peter Debnam, Brian Kirk, Sue Francis
<b>COUNCIL OFFICER(S)</b>	Shannon Butler, Sohail Faridy, Holly Charalambous
<b>CASE MANAGER</b>	Lillian Charlesworth
<b>PLANNING PANELS TEAM</b>	Jade Buckman

**DA LODGED:** 5 February 2025

**DAYS SINCE LODGEMENT:** 49 days

### **KEY MATTERS DISCUSSED**

The Panel notes the applicant's presentation and matters discussed with the applicant and council during the briefing. In particular, the Panel notes:

- Staging is sought (to enable staged construction) with amended conditions to reflect staging
- Applicant proposes all rooms for single occupancy and therefore a design amendment is required re larger premium rooms. This will affect the contributions requirement.
- Public domain works to be included in first construction certificate

### **NEXT STEPS**

Following the close of the briefing:

- Council's assessment planner was advised by the Planning Panels team that PPSSNH-581 has been allocated to MOD2025/0005 and that Council must as soon as possible separately register MOD2025/0006 on the Planning Portal.
- It was agreed that determination will be scheduled for:
  - 23 April for MOD2025/0006 re staging, and
  - 30 April for MOD2025/0005

### **Note:**

Council is yet to undertake its full application assessment, and therefore future comment will not be limited to matters discussed at the preliminary briefing.