

**BRIEFING DETAILS**

<b>BRIEFING DATE / TIME</b>	Wednesday 29 July at 9.30am
<b>LOCATION</b>	Teleconference

**BRIEFING MATTER(S)****PPSSNH-89 – Ryde – LDA2020/0044**

1 Eden Park Drive, Macquarie Park

Demolition of existing of existing warehouse and construction of an 8 storey mixed use building containing commercial and retail uses including two levels of basement car parking and public domain works.

**PANEL MEMBERS**

<b>IN ATTENDANCE</b>	Peter Debnam (Chair), Julie Savet Ward, Brian Kirk, Bernard Purcell
<b>APOLOGIES</b>	Edwina Clifton
<b>DECLARATIONS OF INTEREST</b>	None

**OTHER ATTENDEES**

<b>COUNCIL ASSESSMENT STAFF</b>	Sandra Bailey, Rebecca Lockart
<b>OTHER</b>	Kim Holt – Panel Secretariat

**KEY ISSUES DISCUSSED**

- Overview of application
- Proposed to remove 25 of 68 trees on site, of those to be removed 8 are categorised as high category trees.
- VPA has been lodged.
- Setbacks in the south-west corner of the site is tappers 5 to 10 metres (control is 10m). URDP and Council's Urban Designer have indicated support for the non-compliance.
- Sydney Metro have requested an amended Metro Corridor Impact Statement to further support their application.

**SUBMISSIONS**

- 1 submissions received; unique issues raised include:
  - Construction management plan

**ASSESSMENT REPORT & TENTATIVE DETERMINATION DATE: October 2020**

- Panel request that Council actively engage with the applicant to have conditions agreed prior to submission of the Assessment Report. Any unresolved conditions to be noted in the assessment report.
- Subject to re-exhibition of the application, Council have nominated the application be determined electronically. The Panel have agreed to this.