



BRIEFING DETAILS

BRIEFING DATE / TIME	Wednesday 9 September 2020
LOCATION	Teleconference

BRIEFING MATTER(S)

PPSSNH-85 Ryde – LDA2020/0133

63 West Parade, West Ryde

Construction of 3 residential flat building ranging in height from, 6 to 11 storeys containing 150 dwellings involving a mixture of market rate & social housing dwellings. 3 levels of basement carpark are proposed with parking for 171 cars.

PANEL MEMBERS

IN ATTENDANCE	Peter Debnam (Chair), Julie Savet Ward, Brian Kirk, Edwina Clifton,
APOLOGIES	None
DECLARATIONS OF INTEREST	None

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Rebecca Lockart, Alicia Hunter
OTHER	Kim Holt – Panel Secretariat

KEY ISSUES DISCUSSED

- Overview of application
- Overview of the site and existing development
- Overview of landscaping and the proposed removal of 42 trees. Panel queried the excessiveness of proposed number of tree removal.
- Council have queried with applicant to justify the ratio of social housing of 80:20. Panel also requested council to liaise with the applicant for further justification on why all social housing to be contained in Building A.

SUBMISSIONS

Twenty (20) submissions were received. Nineteen (19) objecting to the proposal, and one (1) in support of the proposal.

Concerns raised in the submissions related primarily to the bulk and scale of the proposal as well as the proposed building height and associated traffic impacts. Additional concern was raised with regard to overlooking, and construction impacts on adjoining buildings.

Planning Panels Secretariat

ASSESSMENT REPORT & TENTATIVE DETERMINATION DATE: November / December 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.