

Mr George Dedes
General Manager
City of Ryde Council
Locked Bag 2069
NORTH RYDE NSW 1670

Dear Mr Dedes

Ryde Local Environmental Plan 2014 (Amendment No 24)

I refer to the planning proposal (Dept Ref: PP_2018_RYDEC_001_00) to make the following amendments to Ryde Local Environmental Plan 2014 as it relates to 112 Talavera Road, Macquarie Park (Lot 422 in DP 1221081):

- increase the maximum building height control from 45m and 90m to 18.5m, 90m and RL 243m AHD;
- increase the floor space ratio control from 4.5:1 to 6.5:1;
- introduce a provision to ensure that development on the site exhibits design excellence; and
- identify the site as requiring assistance towards the provision of state and regional infrastructure to satisfy needs arising from intensive development for residential accommodation (i.e. 'satisfactory arrangements' provision).

As the Minister for Planning and Public Space's delegate, I have made the plan under section 3.36(2)(a) of the *Environmental Planning and Assessment Act 1979*, and under section 3.24(5) it will take effect when published on the NSW Legislation website.

In reaching this determination, I considered the strategic and site specific merits of the proposal; the outcomes of community consultation; referral responses from public authorities; conditions of the Gateway determination, as altered, as well as Council's resolution to not support the finalisation of the planning proposal.

I am of the view that there is a planning case for increasing the building height and density for the site to allow for redevelopment in accordance with the concept design exhibited with the planning proposal.

The introduction of a design excellence clause, including the requirement for an architectural design competition, will ensure that any future development on the site delivers the highest standard of architectural and urban design to help further denote the site as a gateway site to Macquarie Park.

To ensure key infrastructure required to support an increase in development density and investment is funded and delivered in this area the plan requires satisfactory

arrangements to be made for the provision of designated State public infrastructure before the development proceeds.

Should you have any enquiries about this matter, I have arranged for Ms Amanda Harvey, Director North District to assist you. Ms Harvey can be contacted on 8275 1128.

Yours sincerely



12 March 2020

Brett Whitworth
Deputy Secretary
Greater Sydney, Place and Infrastructure