



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

Dear Mr Dedes

**Planning proposal PP\_2018\_RYDEC\_001\_00 – Alteration of Gateway determination**

I refer to your letter in relation to revisions to planning proposal PP\_2018\_RYDEC\_001\_00 to increase the maximum permitted building height and floor space ratio at 112 Talavera Road, Macquarie Park.

I have determined as the delegate of the Greater Sydney Commission, in accordance with section 3.34(7) of the *Environmental Planning and Assessment Act 1979*, to alter the Gateway determination dated 7 March 2018 for PP\_2018\_RYDEC\_001\_00. The Alteration of Gateway determination is enclosed.

The additional information that has been provided in relation to the aviation navigation constraints of the proposed building height is sufficient to support the Gateway alteration request to undertake consultation with the relevant aviation authorities during the community consultation period.

In relation to the traffic impacts of the proposal and the request to combine agency and community consultation, the Department has consulted with Roads and Maritime Services (RMS). RMS considered that the Aimsun modelling, as required in the original conditions of the Gateway determination, is not suitable for the assessment of the planning proposal. Instead, RMS will provide future growth rates to be modelled for the assessment of the future traffic impacts of the proposal as part of the additional SIDRA modelling.

It was also agreed that the supporting traffic impact assessment should be updated to reflect RMS's preliminary advice in relation to SIDRA modelling and to provide consideration of reduced parking rates. The altered Gateway also requires an assessment of entry/exit options for the site, including a demonstration of the impacts of the closure of the left-in access via the M2.

It is considered that once these matters have been addressed, the planning proposal will be suitable to proceed to public exhibition, and formal consultation with RMS may be carried out at that stage.

I am not able to agree to the request that consultation with NSW Rural Fire Service occur during community consultation. The section 9.1 direction Planning for Bushfire Protection requires that this consultation occurs prior to community consultation. I am unable to change this requirement. It is recommended that you refer the matter as soon as possible to RFS, so as not to delay the process.

If you have any questions in relation to this matter, I have arranged for Ms Carina Lucchinelli to assist you. Ms Lucchinelli can be contacted on 9274 6563.

Yours sincerely

 27 July 2018  
**Stephen Murray**  
**Executive Director, Regions**  
**Planning Services**

Encl: Alteration of Gateway determination