

Gateway Determination

Planning proposal (Department Ref: PP_2018_RYDEC_001_00): to increase the permitted height and floor space ratio at 112 Talavera Road, Macquarie Park.

I, the Executive Director, Regions at the Department of Planning and Environment, as delegate of the Greater Sydney Commission, have determined under section 3.34(2) of the *Environmental Planning and Assessment Act 1979* (the Act) that an amendment to the Ryde Local Environmental Plan (LEP) 2014 to increase the permitted height and floor space ratio at 112 Talavera Road, Macquarie Park should proceed subject to the following conditions:

1. The planning proposal is to be updated to:
 - (a) provide an assessment of the airspace controls that apply to the site and provide clarification on how the maximum building height of 200m is measured relative to the airspace controls applying to the site;
 - (b) provide a project timeline outlining the anticipated time frames for the plan-making process;
 - (c) address relevant priorities and actions in the Draft Greater Sydney Region Plan and the Revised Draft North District Plan;
 - (d) include a satisfactory arrangements provision for contributions to designated state public infrastructure identified as part of the Macquarie Park strategic investigation being undertaken by the Department in consultation with City of Ryde Council;
 - (e) provide further information as to the intended outcomes and application of the proposed design excellence clause(s). The design excellence clause should be site-specific, apply to the entire development and clearly explain the intended design outcomes;
 - (f) demonstrate consistency with the updated Aimsun traffic model for the Macquarie Park Precinct, available at request from RMS; and
 - (g) provide further justification in relation to the need for a planning proposal, taking into account the local strategic context of the Macquarie Park Corridor and in particular the Macquarie University Station Precinct.
2. Prior to community consultation, consultation is required with the following public authorities/organisations under section 3.34(2)(d) of the Act and/or to comply with the requirements of relevant Section 9.1 Directions:
 - Sydney Airport Corporation Limited;
 - Bankstown Airport Limited;
 - Civil Aviation Safety Authority;
 - Airservices Australia;
 - Roads and Maritime Services; and
 - NSW Rural Fire Service.

3. Prior to community consultation, the planning proposal is to be revised to address conditions 1 and 2 and forwarded to the Department for review and approval.
4. Community consultation is required under section 3.34(2)(c) and schedule 1 clause 4 of the Act as follows:
 - (a) the planning proposal must be made publicly available for a minimum of **28 days**; and
 - (b) the planning proposal authority must comply with the notice requirements for public exhibition of planning proposals and the specifications for material that must be made publicly available along with planning proposals as identified in section 5.5.2 of *A guide to preparing local environmental plans* (Department of Planning and Environment 2016).
5. Consultation is required with the following public authorities/organisations under section 3.34(2)(d) of the Act and/or to comply with the requirements of relevant section 9.1 Directions:
 - Transport for NSW – Sydney Trains;
 - Department of Education;
 - Ambulance NSW;
 - NSW Police Force;
 - NSW State Emergency Service;
 - NSW Ministry of Health;
 - Energy Australia; and
 - Sydney Water.

Each public authority/organisation is to be provided with a copy of the planning proposal and any relevant supporting material and given at least 21 days to comment on the proposal.
6. Prior to finalisation, the planning proposal is to be updated to demonstrate consistency with any available findings of the Macquarie Park strategic investigation being undertaken by the Department in consultation with Ryde Council.
7. A public hearing is not required to be held into the matter by any person or body under section 3.34(2)(e) of the Act. This does not discharge Council from any obligation it may otherwise have to conduct a public hearing (for example, in response to a submission or if reclassifying land).



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8. The time frame for completing the LEP is to be **18 months** following the date of the Gateway determination.

Dated 7th day of March 2018.

Stephen Murray
Executive Director, Regions
Planning Services
Department of Planning and Environment

Delegate of the Greater Sydney Commission