

Ms Carolyn McNally  
Secretary  
Department of Planning and Environment  
GPO Box 39  
SYDNEY NSW 2001

Attention: The Regional Director, Sydney Region East

18 December 2017

Our Ref: D17/167493

Dear Ms McNally,

### **Planning Proposal – 112 Talavera Road**

In May 2016 Council received an application seeking a Planning Proposal from Meriton to amend the maximum permissible height of buildings (HOB) and floor space ratio (FSR) for 112 Talavera Road, Macquarie Park (LOT 422 DP 1153360). The following amendments to the *Ryde Local Environment Plan 2014* (RLEP 2014) are proposed:

- An increase in the permissible height of buildings (HOB) from 45m and 60m to 18.5m, 135m and 200m
- An increase in the permissible floor space ratio (FSR) from 4.5:1 to 6.5:1 and
- Planning controls requiring design excellence.

The proposed amendments to RLEP 2014 would increase the development capacity of the site and enable an additional 39,060m<sup>2</sup>. It is estimated the proposed amendments would result in approximately 390 additional dwellings, increasing the number of dwellings permissible on the site from approximately 866 dwellings under the current controls, to 1256 dwellings overall.

Council considered the Planning Proposal on 28 November 2017 and resolved:

- (a) *That Council submit the Planning Proposal for 112 Talavera Road (LOT 422 DP 1153360) for Gateway Determination, in accordance with Section 56 of the Environmental Planning and Assessment Act 1979 and request that:*
- The Gateway Determination is subject to a condition requiring the Relevant Planning Authority to consider the outcomes of the Macquarie Park traffic model prepared by Transport for NSW, prior to finalisation of the Plan.*
  - That the Gateway Determination is subject to a condition requiring a design competition in accordance with the Director General's Design Excellence Guidelines.*
  - Council be given delegation from the Minister to implement the Plan.*

- (b) *That Council delegate the Acting General Manager to publicly exhibit the Planning Proposal when the Gateway Determination is issued pursuant to Section 56 of the Environmental Planning and Assessment Act 1979. A further report will be presented to Council following the completion of the exhibition period.*
- (c) *That Council authorise the preparation of a site specific Development Control Plan to give detailed guidance on design excellence, site specific parking controls, setbacks and other built form controls. The draft Development Control Plan will be presented to Council early 2018 seeking approval to publicly exhibit the Plan.*

In response of the above resolution, it is requested that the Department of Planning and Environment review the Planning Proposal and issue a Gateway Determination and Minister's delegation to make the Plan. The following documents are enclosed for your reference:

1. Planning Proposal (November 2017)
2. Urban Design Report
3. Architectural Concept
4. Traffic Impact Assessment
5. Preliminary Flood Impact Assessment
6. Aviation Navigation Impact Assessment
7. Council Officer's Report dated 28 November 2017
8. Extract from the Minutes of the City of Ryde Council Meeting on 28 November 2017;

The indicative timeline for the Planning Proposal is

- Request Gateway Determination December 2017
- Receive Gateway Determination March 2018
- Community Consultation April/May 2018
- Report to Council on outcomes of consultation July 2018
- Bring Plan into effect August 2018

Please note that it is anticipated that the Roads and Maritime Services will, by early 2018, have updated the Macquarie Park Traffic Model, which was developed for the strategic investigation. Should you require any further information relating to this Planning Proposal, please contact Lexie Macdonald Senior Coordinator Strategic Planning on 9952 8059.

Yours sincerely



Dyalan Govender  
Manager City Planning