

45-61 Waterloo Rd, Macquarie Park

Proposal Title : **45-61 Waterloo Rd, Macquarie Park**

Proposal Summary : **The planning proposal seeks to amend the Ryde LEP 2014 by rezoning part of 45-61 Waterloo Road, Macquarie Park from B3 Commercial Core to RE1 Public Recreation and evenly distributes the building height and floor space ratio from the proposed RE1 zoned land to the remaining B3 zoned land.**

PP Number : **PP_2016_RYDEC_001_00**

Dop File No : **16/04243**

Proposal Details

Date Planning
Proposal Received : **10-Mar-2016**

LGA covered : **Ryde**

Region : **Metro(CBD)**

RPA : **Ryde City Council**

State Electorate : **RYDE**

Section of the Act : **55 - Planning Proposal**

LEP Type : **Spot Rezoning**

Location Details

Street : **45-61 Waterloo Rd**

Suburb : **Macquarie Park**

City : **Sydney**

Postcode : **2113**

Land Parcel : **Lot 102 DP 1130630**

DoP Planning Officer Contact Details

Contact Name : **Wayne Williamson**

Contact Number : **0292286585**

Contact Email : **wayne.williamson@planning.nsw.gov.au**

RPA Contact Details

Contact Name : **Lexie MacDonald**

Contact Number : **0299528222**

Contact Email : **LMacDonald@ryde.nsw.gov.au**

DoP Project Manager Contact Details

Contact Name :

Contact Number :

Contact Email :

Land Release Data

Growth Centre : **N/A**

Release Area Name :

Regional / Sub
Regional Strategy : **Metro Inner North subregion**

Consistent with Strategy : **Yes**

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MDP Number :

Date of Release :

Area of Release (Ha)

Type of Release (eg
Residential /
Employment land) :

N/A

No. of Lots : 0

No. of Dwellings
(where relevant) : 0

Gross Floor Area : 0

No of Jobs Created : 0

The NSW Government Lobbyists Code of

Conduct has been
complied with :

If No, comment :

The Department of Planning and Environment's Code of Practice in relation to communication and meetings with lobbyists has been complied with. Sydney Region East has not met any lobbyists in relation to this proposal, nor has the Director been advised of any meetings between other Department officers and lobbyists concerning this proposal.

Have there been
meetings or
communications with
registered lobbyists? :

No

If Yes, comment :

Supporting notes

Internal Supporting
Notes :

The site is owned by Government Property NSW and is currently occupied by a single building, which has been unused for a number of years. The site has a total area of 3.897 hectares. The site is rectangular in shape, with a site width of approximately 221 metres and a site length of approximately 178 metres.

The Department of Planning and Environment has provided \$6 Million to Ryde Council to fund the acquisition and embellishment of the park. The funding agreement requires embellishment of the park to be completed by Council by no later than 30 June 2017.

The Macquarie Park corridor is a 75 square kilometre specialised centre located 12 kilometres north-west of the Sydney CBD, 14 kilometres north-east of Parramatta and falls within Sydney's Global Economic Corridor. The corridor is zoned a mix of B3 Commercial Core, B4 Mixed Use and B7 Business Park.

Macquarie Park corridor is a specialised commercial precinct that provides employment for 39,000 people and more than 30,000 students attend Macquarie University. The corridor is bounded by the M2 Motorway, Epping Road and Delhi Road. On the southern side of Epping Road the Corridor is adjacent to low density residential suburbs.

The immediate context of the site is a mix of low to medium density commercial, light industrial and warehouse development. To the north of the site are a variety of medium density commercial buildings separated by private green spaces, with heights ranging from 5-7 storeys. To the east of the site is a three storey office building, as well as a warehousing building. To the south-east of the site is a small building used by Sydney Trains for servicing of the Epping to Chatswood Railway Line.

External Supporting
Notes :

Adequacy Assessment

Statement of the objectives - s55(2)(a)

Is a statement of the objectives provided? **Yes**

Comment : **The objective of the proposal is to facilitate the delivery of a new park, whilst providing for no net loss of development potential on the remaining portion of the site.**

Explanation of provisions provided - s55(2)(b)

Is an explanation of provisions provided? **Yes**

Comment : **The proposal seeks to implement the following LEP provisions:**

- **rezone a 7,000 square metre portion of the site fronting Waterloo Road from B3 Commercial Core to RE1 Public Recreation;**
- **amend the maximum floor space ratio map to:**
 - o **remove the FSR applying to the new area to be zoned RE1 Public Recreation; and**
 - o **evenly distribute an FSR of 2.26:1 across the remaining land zoned B3 Commercial Core;**
- **amend the maximum height of buildings map to:**
 - o **remove the height limit applying to the new area to be zoned RE1 Public Recreation; and**
 - o **increase the maximum building height on the south-west portion of the site from 9.5 metres to 37 metres along Waterloo Road frontage, the existing 30 metre limit applies to the remaining B3 zoned land;**
- **include the 7,000 square metre public recreation area on the Land Acquisition Reservation Map as "Local Open Space";**
- **amend the Macquarie Park Corridor Parking Restrictions Map to:**
 - o **remove the parking restrictions limit applying to the new area zoned RE1 Public Recreation; and**
 - o **replace the existing parking rates of 1 space/46 square metres GFA and 1 space/80 square metres GFA with a new rate of 1 space/75m2 GFA across the land zoned B3 Commercial Core;**
- **amend the Macquarie Park Corridor Precinct Incentive FSR Map to:**
 - o **remove the FSR applying to the new area to be zoned RE1 Public Recreation; and**
 - o **distribute an FSR of 3.66:1 across the remaining land zoned B3 Commercial Core; and**
- **amend the Macquarie Park Corridor Precinct Incentive Height of Buildings Map to remove the building height applying to the new area zoned RE1 Public Recreation. The incentive building height of 65 metres remains unchanged.**

Justification - s55 (2)(c)

a) Has Council's strategy been agreed to by the Director General? **No**

b) S.117 directions identified by RPA :

* May need the Director General's agreement

- 1.1 Business and Industrial Zones**
- 2.3 Heritage Conservation**
- 3.4 Integrating Land Use and Transport**
- 4.3 Flood Prone Land**
- 6.1 Approval and Referral Requirements**
- 6.2 Reserving Land for Public Purposes**
- 6.3 Site Specific Provisions**
- 7.1 Implementation of A Plan for Growing Sydney**

Is the Director General's agreement required? **No**

c) Consistent with Standard Instrument (LEPs) Order 2006 : **Yes**

d) Which SEPPs have the RPA identified? **SEPP No 55—Remediation of Land
SREP (Sydney Harbour Catchment) 2005**

e) List any other matters that need to be considered : **Section 117 Direction 6.2 Reserving Land for Public Purposes requires a planning proposal that creates, alters or reduces existing zonings or reservations of land for public purposes to gain approval of the relevant public authority. In this case, Government Property NSW has provided approval.**

Have inconsistencies with items a), b) and d) being adequately justified? **Yes**

If No, explain : **The proposal is not considered to be inconsistent with any SEPPs and section 117 Directions.**

Mapping Provided - s55(2)(d)

Is mapping provided? **Yes**

Comment : **The mapping provided is considered adequate for the purposes of public exhibition.**

Community consultation - s55(2)(e)

Has community consultation been proposed? **No**

Comment : **Public consultation will be undertaken in accordance with the Gateway determination. The proponent suggests no exhibition is required.**

Given the nature of the proposal, an exhibition period of 14 days is satisfactory.

PROJECT TIMELINE

Council has provided an indicative project timeline with a completion date of October 2016. The Department considers a 9 month project timeline for completion is adequate.

Additional Director General's requirements

Are there any additional Director General's requirements? **No**

If Yes, reasons :

Overall adequacy of the proposal

Does the proposal meet the adequacy criteria? **Yes**

If No, comment :

Proposal Assessment

Principal LEP:

Due Date : **September 2014**

Comments in relation to Principal LEP : **The Ryde LEP 2014 was gazetted on 12 September 2014.**

Assessment Criteria

Need for planning proposal : **A planning proposal is required to secure public recreation space on the site, whilst enabling an associated redistribution of development potential on the remainder of the site.**

Consistency with strategic planning framework :

The provision of open space in high demand areas is a priority for A Plan for Growing Sydney (Directions 3.2 and 3.3).

The proposed public recreation space will be utilised by nearby offices, for both short and long term needs. The site is also in close proximity to Macquarie Park train station.

The Department recognises the strategic importance of Macquarie Park and is working with Council to investigate opportunities to enhance Macquarie Park's role as a major commercial centre. The investigation of Macquarie Park will be informed by specialist studies in consultation with Council. Studies will include an assessment of infrastructure needs, which leads to specific conditions being placed on the Gateway determination.

The proposal is consistent with intended outcomes of the City of Ryde 2025 Community Strategic Plan and the City of Ryde Economic Development Plan 2015-2019.

Environmental social economic impacts :

ECOLOGICAL

The proposal will not affect any critical habitats, populations or ecological communities.

ENVIRONMENT

The following matters were considered through the proponents environmental assessment:

Built Form

The proposed change to the FSR from part 1:1 and part 2:1 to 2.26:1 across the land zoned B3 Commercial Core, equates to the same GFA potential that is achievable under the current controls. It is noted that the provision of the park in the centre of the site will mean the GFA is located in a more concentrated area, however, this built form reflects Council's desired future character for the Macquarie Park Corridor.

Solar Access

Initial analysis suggests the proposed open space location will receive sufficient solar access. The size of the proposed open space means overshadowing from surrounding future commercial buildings will not exceed Council's requirements of "50% of new public space to receive 3 hours of direct sunlight between 9am and 3pm on June 21". Overshadowing will be subject to further assessment at the development application stage.

Traffic Generation

As no additional commercial floor space will be created, there will be no increase in traffic movements to and from the site when compared to the existing development potential.

Flooding

The site is identified as flood prone under the City of Ryde Floodplain Risk Management Strategy and Plan (2010). Any commercial development, particularly on the western portion of the site will be subject to further assessment in regards to flood mitigation measures at the development application stage.

SOCIAL AND ECONOMIC

There is general agreement that there is a need for additional public open space within the Macquarie Park Corridor. The site has been identified by Council as an appropriate location for delivering additional open space. There are no negative social or economic impacts associated with the proposal.

Assessment Process

Proposal type : **Minor** Community Consultation Period : **14 Days**

Timeframe to make LEP : **9 months** Delegation : **RPA**

Public Authority Consultation - 56(2)(d) : **Other**

Is Public Hearing by the PAC required? **No**

(2)(a) Should the matter proceed ? **Yes**

If no, provide reasons :

Resubmission - s56(2)(b) : **No**

If Yes, reasons :

Identify any additional studies, if required. :

If Other, provide reasons :

Identify any internal consultations, if required :

No internal consultation required

Is the provision and funding of state infrastructure relevant to this plan? **Yes**

If Yes, reasons : **The proposal will facilitate the provision of additional public recreation space in order to address a present shortage in the Macquarie Park Corridor. The Department of Planning and Environment has provided \$6 Million to Council to fund the acquisition and embellishment of the park.**

Documents

Document File Name	DocumentType Name	Is Public
CouncilLetter.pdf	Proposal Covering Letter	Yes
PlanningProposal.pdf	Proposal	Yes
UrbanDesignAnalysis.pdf	Proposal	Yes

Planning Team Recommendation

Preparation of the planning proposal supported at this stage : **Recommended with Conditions**

S.117 directions:

- 1.1 Business and Industrial Zones**
- 2.3 Heritage Conservation**
- 3.4 Integrating Land Use and Transport**
- 4.3 Flood Prone Land**
- 6.1 Approval and Referral Requirements**
- 6.2 Reserving Land for Public Purposes**
- 6.3 Site Specific Provisions**
- 7.1 Implementation of A Plan for Growing Sydney**

Additional Information : **It is recommended that the planning proposal proceed, subject to the following**

conditions:

1. Prior to undertaking public exhibition the planning proposal is to be updated to include Site Identification, Zoning, Height of Buildings, Floor Space Ratio, Land Reservation Acquisition, Incentives Height of Buildings, Incentives Floor Space Ratio and Macquarie Park Corridor Parking Restrictions Maps which clearly show both the existing and proposed controls for the site.
2. Prior to finalisation, the planning proposal is to be amended to demonstrate consistency with any available findings of the Macquarie Park strategic planning review work being undertaken by the Department in consultation with Ryde Council.
3. Council is not required to consult with public agencies.
4. The planning proposal be publicly exhibited for a period of not less than 14 days.
5. A public hearing is not required.
6. The planning proposal is to be finalised within 9 months from the date of the gateway determination.

Supporting Reasons : The proposal will secure public recreation space in an area that has been identified for future growth.

Signature:



Printed Name:

Sandy Chappel

Date:

18.3.16

