



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

7 March 2015

Attention: Karen Armstrong
The Regional Director
Sydney Region East

Our Ref: D16/29237

Dear Ms McNally,

Planning Proposal: 43–61 Waterloo Road, Macquarie Park

I write to request a Gateway Determination with respect to 45-61 Waterloo Road and a Planning Proposal that seeks to facilitate the implementation of a new public park.

At its meeting on 10 November 2015, Council considered a report on a planning proposal submitted by owner of the land at 45-61 Waterloo Road Macquarie Park to enable the implementation of a new public park to support growth in the precinct.

Council resolved:

(a) That the Council support the Planning Proposal for 45-61 Waterloo Road, Macquarie Park proceeding to a Gateway determination, subject to the matters identified below in item (b), on the grounds that:

- i. The Planning Proposal will facilitate the delivery of a public park on the subject site, an identified public need in the location and as agreed in the funding agreement established between the Council and the NSW Government.*
- ii. The proposal is consistent with strategic direction of A Plan for Growing Sydney, the Ryde Local Environmental Plan 2014 and Ryde Development Control Plan Part 4.5 Macquarie Park Corridor.*

(b) That the Council support the Planning Proposal to proceed to Gateway determination subject to:

- i. Removal of the proposal to amend the Macquarie Park Corridor Parking Restrictions Map; and*
- ii. The provision by the proponent of a satisfactory Stage 1 Site Assessment Contamination Report; and*
- iii. The minimum width of the proposed park fronting Waterloo Road being 63m in accordance with the funding agreement between the Council and the NSW Minister for Planning (or as near as possible in order to cater for functions including informal sport, active and passive recreation, trade expos and events).*



(c) That Council delegate to the General Manager to finalise, prior to the submission of the Planning Proposal for a Gateway Determination:

- i. The milestone date at which provision of the site contamination report will be accepted by Council.*
- ii. Any minor adjustments to the position or dimensions of the Park that will only serve to improve the overall desired functional requirements of the Park.*

(d) That Council waive fees in the amount of \$58,000 applicable to the rezoning at the request of the proponent and in recognition of the anticipated community benefit.

(e) The proponent is advised in writing of the Council's decision.

(f) That the Planning Proposal is publicly exhibited as soon as practicable upon issue of the Gateway Determination.

City of Ryde has now received an amended Planning Proposal in accordance with Council's resolutions of November 2015. Specifically, the Planning Proposal seeks to:

- Rezone a 7,000m² portion in centre of the site fronting Waterloo Road from B3 Commercial Core to RE1 Public Recreation;
- Amend the maximum floor space ratio (FSR) development standard in order to:
 - remove the FSR limit applying to the new area zoned RE1 Public Recreation; and
 - evenly distribute the park site area and existing split FSRs of 1:1 and 2:1 at a unified rate of 2.26:1 across the land zoned B3 Commercial Core;
- Amend the maximum height of building development standard to:
 - remove the height limit applying to the new area zoned RE1 Public Recreation; and
 - amend the height controls in the south-west corner of the site to reflect those adjacent and the proposed location of the park;
- Include the 7,000m² public open space area on the relevant Land Acquisition Reservation Map as "Local Open Space";
- Amend the Macquarie Park Corridor Precinct Incentive Floor Space Ratio Map in order to:
 - remove the FSR limit applying to the new area zoned RE1 Public Recreation; and
 - distribute the existing FSR at a rate of 3.66:1 across the land zoned B3 Commercial Core;
- Amend the Macquarie Park Corridor Precinct Incentive Height of Buildings Map in order to remove the height limit applying to the new area zoned RE1 Public Recreation.



The Planning Proposal is supported by a subdivision plan, a Contamination Report which indicates that the site can be remediated for the purpose and a master plan showing the possible disposition of built form, across the site and a concept plan (prepared by Council) for the park.

The proposed timeline for the PP is expected to be in accordance with the following table:

Stage	Completion Date
Anticipated commencement date (date of Gateway determination)	April 2016
Timeframe for government agency consultation	May / June 2016
Commencement and completion dates for public exhibition period	May / June 2016
Consideration of submissions	June / July 2016
Consideration of the proposal post exhibition	August 2016
Date of submission to the Department to finalise the LEP	September 2016
Anticipated date RPA will make the plan (if delegated)	September / October 2016

Disclosure of Political donations and gifts

The applicant for the planning proposal has completed a Political Donations Disclosure Statement which is attached.

Should you require more information or have any questions about this matter, please contact Lexie Macdonald Senior Coordinator Strategic Planning

Yours sincerely



Meryl Bishop
Manager Strategic City

Attachments:

- Copy of officer's report to Council
- Copy of minutes for the officer's report to Council
- Planning Proposal for 45-61 Waterloo Road Macquarie Park
- Signed Political Donations Disclosure Statement
- Proposed Subdivision Plan
- Concept Master Plan