

66 - 82 Talavera Road, Macquarie Park

Proposal Title : **66 - 82 Talavera Road, Macquarie Park**

Proposal Summary : **The planning proposal seeks to amend the Ryde LEP 2014 for 66-82 Talavera Road, Macquarie Park by rezoning the site from B7 Business Park to B4 Mixed Use, increasing maximum building height from 45 metres to 120 metres and increasing the maximum floor space ratio from 1.5:1 to 3.5:1.**

PP Number : **PP_2016_RYDEC_005_00**

Dop File No : **16/10961**

Proposal Details

Date Planning
Proposal Received : **12-Aug-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 : **66 – 82 Talavera Road**

Suburb : **Macquarie Park**

City : **Sydney**

Postcode : **2113**

Land Parcel : **Lot 1 DP 854779**

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 : **Susan Wotton**

Contact Number : **0299528204**

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

DoP Project Manager Contact Details

Contact Name :

Contact Number :

Contact Email :

Land Release Data

Growth Centre :

Release Area Name :

Regional / Sub

Consistent with Strategy :

Regional Strategy :

MDP Number :

Date of Release :

Area of Release (Ha)

Type of Release (eg

Residential /

Employment land) :

No. of Lots : 0

No. of Dwellings 1,125

(where relevant) :

Gross Floor Area : 0

No of Jobs Created : 200

The NSW Government Yes

Lobbyists Code of
Conduct has been
complied with :

If No, comment :

Have there been No
meetings or
communications with
registered lobbyists? :

If Yes, 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 Acting Director been advised of any meetings between other Department officers and lobbyists concerning this proposal.

Supporting notes

Internal Supporting
Notes :

THE SITE

The site has a total area of 37,832 square metres with a frontage of 153 metres to Alma Rd, 254 metres to Talavera Rd, and 254 metres to M2 Motorway.

The site contains a 4-storey office building fronting Alma Road, which accommodates approximately 8,224 square metres of office area, a single storey warehouse on Talavera Road with some mezzanine office space, a conference centre and private tennis courts. A 6 storey commercial building fronting Talavera Road is currently under construction and will contain approximately 9,000 square metres of commercial floor space once completed.

The site is 550 metres from Macquarie University Train Station, 400 metres from the bus interchange on Herring Road at the Macquarie Shopping Centre and is visible from the M2 Motorway.

The site is surrounded by commercial and retail land uses.

COUNCIL CONSIDERATION

At its meeting on 8 December 2015 Council resolved to defer the determination of the proposal for 66 - 82 Talavera Road Macquarie Park until the Macquarie Park Strategic Review and the supporting draft Plan outlining the future direction for Macquarie Park in terms of land use, urban design and infrastructure provision and delivery is completed.

Council decided to defer the proposal to ensure that the strategic direction currently being development for Macquarie Park Corridor by the Department of Planning and Environment would not be undermined. Council also considered that the proposal should contribute to the critical infrastructure required to be delivered to meet the growing population demands in the Corridor.

On 15 December 2015, Council considered a rescission motion and resolved to support the proposal subject to the proponent providing an appropriate level of community benefit to the City of Ryde via a Voluntary Planning Agreement (VPA).

In February 2016, Council identified potential community benefits (in addition to applicable S94 Contributions) which included:

- Affordable housing;
- pedestrian bridge;
- a monetary contribution to be put towards the fine grain road network and traffic facilities/intersection upgrades in the vicinity of the site;
- open space; and
- indoor recreation centre

Council has accepted the letters of offer from Holdmark dated 21 and 26 July 2016 to enter into a VPA to secure affordable housing, open space and active recreation space on the site.

In accordance with the VPA, Council has agreed to increase the proposed floor space ratio of the site from 3.5:1 (as per the original PP) to 3.7:1 with additional gross floor area of 11,400 square metres for the provision of affordable housing and an indoor recreation centre on the site.

Council has requested the following conditions be included on the Gateway Determination;

1. Prior to public exhibition, the planning proposal is to be updated:

- a. to apply a maximum floor space ratio of 3.7:1 across the whole site; and
- b. an additional gross floor area of 11,400 square metres for affordable housing and a recreation centre be permitted across the whole site;

Council is seeking delegation to carry out the Minister's plan-making functions under section 59 of the Environmental Planning and Assessment Act 1979 (the EP&A Act). Delegation is not considered appropriate as the site is within a strategic investigation area.

External Supporting
Notes :

Adequacy Assessment

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

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

Comment : **The proposal states the objectives are to:**

- 1. Ensure that the existing shortage of open space within Macquarie Park and future Herring Road Priority Precinct are resolved and addressed;**
- 2. ensure that a contiguous and well-designed large area of open space can be achieved on the subject site at minimal cost to the wider community;**
- 3. ensure that the site delivers a high quality open space catering to the diverse needs of the surrounding community, both existing and future;**
- 4. provide ongoing amenity (open spaces and retail/residential) for Macquarie Park to ensure that it remains competitive;**
- 5. ensure an appropriate mix of uses on the site to support the attractiveness of the Business Centre and a vibrant mixed-use development, including provision of affordable and private housing; and**
- 6. unlock substantial public benefit on this key site including key worker/affordable**

housing by ensuring development feasibility.

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

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

Comment : **This proposal seeks to:**

- Amend the Land Zoning Map from B7 Business Park to B4 Mixed Use;
- amend the Macquarie Park Corridor Precinct Incentive Height of Buildings Map to increase the maximum height of buildings on the eastern portion of the site from 45 metres to 120 metres; and
- amend the Macquarie Park Corridor Precinct Incentive Floor Space Ratio Map to increase the FSR across the whole of the site from 1.5:1 to 3.5:1.

Justification - s55 (2)(c)

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

b) S.117 directions identified by RPA :

1.1 Business and Industrial Zones

2.1 Environment Protection Zones

* May need the Director General's agreement

2.3 Heritage Conservation

2.4 Recreation Vehicle Areas

3.1 Residential Zones

3.4 Integrating Land Use and Transport

4.3 Flood Prone Land

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

SEPP No 64—Advertising and Signage

SEPP No 65—Design Quality of Residential Flat Development

SEPP (Building Sustainability Index: BASIX) 2004

SEPP (Exempt and Complying Development Codes) 2008

SEPP (Infrastructure) 2007

e) List any other matters that need to be considered :

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

If No, explain :

The proposal is considered to be consistent with all 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? **Yes**

Comment :

Public consultation will be undertaken in accordance with the Gateway determination. Council suggests an exhibition period of 28 days. This is considered reasonable.

PROJECT TIMELINE

Council has provided an indicative project timeline with a completion date of December

2016. The Department considers a 12 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 :

The proposal is consistent with relevant local strategic planning instruments.

Although the proposal is broadly consistent with current State strategic documents, the planning controls for this land are under review as part of the Macquarie Park strategic investigation being undertaken by the Department in consultation with Ryde Council.

Conditions have been included in the Gateway determination which require the proposal to:

(i) be amended to demonstrate consistency with any available findings of the Macquarie Park strategic investigation;

(ii) include a satisfactory arrangements provision for contributions to State public infrastructure designated under a draft strategy or any final version of a strategy as the case may be.

The Department's urban renewal team has been consulted, and has not raised any issues.

Proposal Assessment

Principal LEP:

Due Date : **September 2014**

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

Assessment Criteria

Need for planning proposal : **The intended outcomes of the proposal can only be achieved through the amendment of the Ryde LEP 2014.**

Consistency with strategic planning framework : **The proposal is generally consistent with the goals and actions of A Plan for Growing Sydney as it expands mixed use development within a recognised strategic centre which is located within the Global Economic Corridor. The proposal also supports the delivery of public infrastructure and affordable housing.**

The contribution of 10,000 square metres of public recreation space is consistent with the Ryde Integrated Open Space Plan 2012.

Environmental social economic impacts : **ENVIRONMENTAL EFFECTS**
The proposal is not likely to result in any significant adverse environmental impacts. The following issues will be further considered at the detailed development application stages:

SOLAR ACCESS AND OVERSHADOWING

The master plan for the site has been subject to solar access testing. More detailed design, testing and compliance with SEPP 65 will be undertaken at the development assessment stage.

NOISE AND AIR QUALITY

Detailed building design will be required to mitigate noise and air pollution impacts from the M2 Motorway. Noise mitigation measures will be assessed at the development assessment stage.

TRAFFIC

The traffic impact assessment commissioned by the proponent suggests the redevelopment of the site is expected to reduce the traffic generating potential of the site. This will be further considered at the development assessment stage.

SOCIAL AND ECONOMIC EFFECTS

The addition of open space and active recreation spaces as a result of the proposal will have a positive social effect. Further analysis of demographic trends in Macquarie Park will inform the final open space requirements for the site.

The inclusion of a childcare centre will provide a positive public benefit to the residents of Macquarie Park.

Assessment Process

Proposal type : **Routine** Community Consultation Period : **28 Days**

Timeframe to make LEP : **12 months** Delegation : **RPA**

Public Authority Consultation - 56(2)(d) : **Department of Education and Communities
Transport for NSW
Transport for NSW - Roads and Maritime Services
Sydney Water
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? **No**

If Yes, reasons : **Utility services are currently available on the site. It is expected that services would be upgraded by the developer, where required, to support the proposed development. Consultation with relevant authorities during public exhibition of the proposal will confirm the capacity of current utilities to serve the site.**

Documents

Document File Name	DocumentType Name	Is Public
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66 - 82 Talavera Road, Macquarie Park

Request for Gateway Determination 66-82 Talavera Road.pdf	Proposal Covering Letter	Yes
Planning Proposal and Attachments 1-2.pdf	Proposal	Yes
Planning Proposal and Attachments 3-4.pdf	Proposal	Yes
Planning Proposal and Attachments 5-6.pdf	Proposal	Yes
Planning Proposal and Attachments 7-11.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**
- 2.1 Environment Protection Zones**
- 2.3 Heritage Conservation**
- 2.4 Recreation Vehicle Areas**
- 3.1 Residential Zones**
- 3.4 Integrating Land Use and Transport**
- 4.3 Flood Prone Land**
- 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 public exhibition, the planning proposal is to be updated to:

- a. apply a maximum floor space ratio of 3.7:1 across the whole site; and**
- b. an additional gross floor area of 11,400 square metres for affordable housing and a recreation centre be permitted across the whole site;**
- c. include a satisfactory arrangements provision for contributions to designated State public infrastructure identified as part of a draft or final strategic planning review for Macquarie Park.**

2. Prior to finalisation, the planning proposal is to be amended to demonstrate consistency with any available findings of the Macquarie park strategic investigation being undertaken by the Department in consultation with Ryde council.

3. The planning proposal be publicly exhibited for a period of not less than 28 days.

4. Council is to consult with:

- Transport for NSW;**
- Roads and Maritime Services;**
- Department of Education and Communities;**
- Ausgrid; and**
- Sydney Water.**

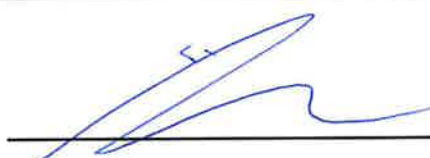
5. A public hearing is not required.

5. The planning proposal is to be finalised within 12 months from the date of the Gateway determination.

Supporting Reasons :

The proposal is supported as it will supply housing choice and community infrastructure in a strategic centre, close to jobs, education facilities and public transport.

Signature:



Printed Name:

W. Williamson

Date:

9/9/2016

