

Planning Proposal for 388-392 Lane Cove Road, Macquarie Park

Proposal Title : **Planning Proposal for 388-392 Lane Cove Road, Macquarie Park**

Proposal Summary : **The planning proposal aims to amend Ryde Local Environmental Plan 2014 by:**
- amending the Height of Buildings Map for the site to a maximum height of 65m; and
- amending the Floor Space Ratio Map for the site to a maximum floor space ratio of 3:1.

PP Number : **PP_2015_RYDEC_001_00** Dop File No : **15/05035**

Proposal Details

Date Planning Proposal Received : **17-Mar-2015** 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 : **388-392 Lane Cove Road**

Suburb : **Macquarie Park** City : **Sydney** Postcode : **2112**

Land Parcel : **Lots 44-46 DP1111722 B3 Commercial Core**

DoP Planning Officer Contact Details

Contact Name : **Sandy Shewell**

Contact Number : **0285754115**

Contact Email : **sandy.shewell@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 : **Metro Inner North subregion** Consistent with Strategy : **Yes**

Regional Strategy :

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MDP Number :

Date of Release :

Area of Release
(Ha) :

Type of Release (eg
Residential /
Employment land) :

No. of Lots : 0

No. of Dwellings : 0
(where relevant) :

Gross Floor Area : 0

No of Jobs Created : 120

The NSW Government Lobbyists Code of Conduct has been complied with : **Yes**

If No, comment :

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

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. Metropolitan 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.**

Supporting notes

Internal Supporting Notes :

The planning proposal aims to amend the permissible height of buildings and floor space ratio controls for the subject site to enable development of the site primarily for serviced apartments. This will be in accordance with controls proposed for the site under draft Ryde Local Environmental Plan 2014 (Amendment 1) Macquarie Park Corridor. The amending draft LEP was publicly exhibited between 12 June and 19 July 2013 and is with the Department for finalisation.

The controls proposed by the planning proposal are in keeping with the controls proposed by draft Amendment 1. Specifically, this planning proposal seeks to amend floor space ratio from 2:1 to 3:1 and height of buildings from 30 metres to 65 metres for 388-392 Lane Cove Road, Macquarie Park. Note that serviced apartments are permissible under the current zone and a rezoning is not required.

The additional height and floor space ratio is subject to the provision of a voluntary planning agreement being entered into with Council. The voluntary planning agreement includes dedication of a strip of land to increase the width of the adjacent roadway in keeping with the Macquarie Park Access Network Strategy and Open Space Network Strategy.

Council is currently considering a draft voluntary planning agreement and has advised, should a gateway determination be issued, it will not publicly exhibit the planning proposal until Council is satisfied with the voluntary planning agreement.

SITE DESCRIPTION

The site is located at the corner of Lane Cove Road and Hyundai Drive. The site has:

- three separate land holdings with a total site area of 2477 sqm;
- a 52m frontage to Lane Cove Road; and
- a 47m frontage to Hyundai Drive.

All three land holdings are in one ownership.

The site currently contains two single storey dwelling houses separated by a hard paved

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area currently used as a plant hire office, storage of heavy earthworks equipment and a dwelling house.

The site is essentially level, falling from the Lane Cove Road frontage to the rear of the site.

The site has a high level of access to public transport, being approximately 130m south of Macquarie Park train station. A bus stop is located approximately 50m north of the site.

SURROUNDING AREA

The site is located within the Macquarie Park Corridor which is a large commercial precinct. Macquarie Shopping Centre and Macquarie University are located within the Corridor. The Corridor is bounded by North Ryde Priority Precinct to the south and Herring Road Priority Precinct to the north.

External Supporting Notes :

The Minister delegated plan making powers to councils in October 2012. Ryde Council has accepted this delegation.

This planning proposal is considered to be of a local nature and therefore it is appropriate for Council to exercise delegation to make this plan.

Adequacy Assessment

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

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

Comment :

The planning proposal seeks to review the height and floor space controls applying to the subject site to enable the development of the site for a serviced apartment development containing 148 serviced apartments, approximately 120 car parking spaces, a ground floor café and lobby, a first floor roof garden and a roof level recreation area containing lap pool, café, gym and bar facilities.

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

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

Comment :

Ryde Local Environmental Plan 2014 will need to be amended as follows:-

- amend the height of buildings map to increase the maximum height of buildings permitted on the site to 65m; and
- amend the floor space ratio map to increase the floor space ratio across the entire site to 3:1.

Justification - s55 (2)(c)

a) Has Council's strategy been agreed to by the Director General? **Yes**

b) S.117 directions identified by RPA :

1.1 Business and Industrial Zones

* May need the Director General's agreement

3.4 Integrating Land Use and Transport

6.1 Approval and Referral Requirements

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?

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

There are no inconsistencies with section 117 Directions.

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

If No, explain :

Mapping Provided - s55(2)(d)

Is mapping provided? **Yes**

Comment : **Indicative mapping for the site is provided. However, prior to public exhibition the planning proposal will need to be revised to provide mapping which is to LEP mapping standards and shows the existing and proposed controls for both Height of Buildings and Floor Space Ratio for the site.**

Community consultation - s55(2)(e)

Has community consultation been proposed? **Yes**

Comment : **Council's project timeline is considered reasonable as is Council's proposal of a 28 day community consultation period.**

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 : **Overall, the proposal is consistent with relevant strategic planning instruments, both at the State and local level.**

Delegation of plan making functions is considered appropriate in this instance.

Proposal Assessment

Principal LEP:

Due Date :

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

Assessment Criteria

Need for planning proposal : **The planning proposal is required to allow for the development of the land in accordance with the controls proposed by draft Ryde Local Environmental Plan 2014 (Amendment 1) Macquarie Park Corridor. The planning proposal is considered the best way of achieving the intended outcome of increasing commercial space on the site and associated services within the Corridor as:**

- the planning proposal will enable amalgamation of the site;**
- the planning proposal includes improvement to the public domain;**
- the planning proposal facilitates the evolution of Macquarie Park Corridor as envisaged by Ryde Council; and**
- the planning proposal will enable Council to consider a future development application prior to the finalisation of draft Ryde Local Environmental Plan 2014 (Amendment 1) - Macquarie Park Corridor.**

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Consistency with strategic planning framework :

STATE STRATEGIC PLANNING FRAMEWORK

The planning proposal is consistent with the Department's strategic planning framework for Macquarie Park. A Plan for Growing Sydney identifies Macquarie Park Corridor for long-term employment growth including supporting education, health and infrastructure within the Corridor. The proposed serviced apartment development meets this objective.

The planning proposal is also consistent with the draft Inner North Subregional Strategy in that it supports Macquarie Park's evolution as a technology park with jobs growth, further investment and improved public transport accessibility.

LOCAL STRATEGIC PLANNING FRAMEWORK

The planning proposal is consistent with Ryde Council's strategic framework for the Corridor identified in The City of Ryde 2025 Community Strategic Plan and Draft City of Ryde Economic Development Plan. Ryde Council has also adopted the Macquarie Park Access Network Strategy and Open Space Network Strategy.

The proposal is considered consistent with these documents in that it will provide additional jobs and is located close to public transport. The proposal will complement the office uses in the Corridor in that it will enable the development of serviced apartments which will support the functioning of other land uses within the Corridor.

Environmental social economic impacts :

It is envisaged that the planning proposal will not have adverse environmental, social or economic impacts.

Council has advised that it is negotiating a draft voluntary planning agreement that Council hopes will enable dedication of land to allow for the widening of Hyundai Drive and a cash contribution.

TRAFFIC

As part of the background work undertaken for draft Ryde Local Environmental Plan 2014 (Amendment 1) - Macquarie Park Corridor, Ryde Council commissioned a traffic study which examined the potential impacts of traffic generated by commercial development on the site under the current floor space ratio of 2:1 as well as a commercial development with a floor space ratio of 3:1. The study found the impacts of an increase to 3:1 to be acceptable. The application undertook further detailed work which supports these findings. Given the proposal will enable the development of serviced apartments which will generate significantly less trips than that of a commercial development, potential traffic generation from the proposed development is considered acceptable.

Assessment Process

Proposal type :	Minor	Community Consultation Period :	28 Days
Timeframe to make LEP :	6 months	Delegation :	RPA
Public Authority Consultation - 56(2) (d) :	Transport for NSW - Roads and Maritime Services		
Is Public Hearing by the PAC required?	No		
(2)(a) Should the matter proceed ?	Yes		
If no, provide reasons :			

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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 :

Documents

Document File Name	DocumentType Name	Is Public
388-392 Lane Cove Road, Macquarie Park - planning proposal.pdf	Proposal	Yes
388-392 Lane Cove Road, Macquarie Park - letter from Ryde Council.pdf	Proposal Covering Letter	Yes
388-392 Lane Cove Road project timeline.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**
3.4 Integrating Land Use and Transport
6.1 Approval and Referral Requirements
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, Council is to update the planning proposal to include Height of Buildings and Floor Space Ratio Maps which clearly show both the existing and proposed controls for the site.

Note: Maps should be prepared to the standards identified in Standard Technical Requirements for LEP Maps (Department of Planning and Environment 2013).

2. Community consultation is required under sections 56(2)(c) and 57 of the Environmental Planning and Assessment Act, 1979 as follows:
(a) the planning proposal must be made publicly available for a minimum of 28 days; and
(b) the relevant planning 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 LEPs (Department of Planning and Environment 2013).

3. Consultation is required with Transport for NSW - Roads and Maritime Services under section 56(2)(d) of the EP&A Act.

The public authority 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, or to indicate it will require additional time to comment.

RMS may require additional information or additional matters to be addressed in the planning proposal. The planning proposal is to be revised to address submissions from

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RMS, copies of all submissions must be included with the revised proposal.

4. A public hearing is not required to be held into the matter by any person or body under section 56(2)(e) of the EP&A 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).

5. The timeframe for completing the LEP is to be 6 months from the week following the date of the Gateway determination.

6. A written authorisation to exercise delegation under section 59 of the Environmental Planning and Assessment Act, 1979 is issued to Council in relation to the planning proposal.

Supporting Reasons :

The planning proposal is supported for the following reasons:

- the site is considered suitable for the proposed serviced apartment development;
- the site is located within close proximity of public transport; and
- the proposal will enable development of the site in accordance with a previously endorsed strategy.

The Department supports the planning proposal proceeding to public exhibition.

The proposal is of a local nature and is considered suitable for delegation to Ryde Council.

Signature:



Printed Name:

Tim Archer

Date:

8/4/15

