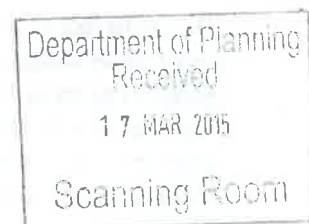




Mr Lee Mulvey
Director – Metropolitan Region (East)
Department of Planning and Environment
GPO Box 39
SYDNEY NSW 2001



12 March 2015

Our ref: LEP2014/9/4

Dear Lee

Planning Proposal – 388 – 392 Lane Cove Road Macquarie Park

At its meeting on 10 March 2015 Council considered a report on a planning proposal for 388 – 392 Lane Cove Road Macquarie Park.

The planning proposal seeks to:-

- Amend LEP 2014 Height of Buildings Map to increase the maximum height of buildings permitted at the site to 65m and
- Amend LEP 2014 Floor Space Ratio Map to increase the FSR across the site to 3:1.

At the meeting, Council resolved in part:-

- a) That Council support the Planning Proposal for 388 – 392 Lane Cove Road, Macquarie Park (LOTS 44 – 46 in DP1111722) 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 FSR of 3:1
- b) That Council endorse forwarding the planning proposal for 388 – 392 Lane Cove Road, Macquarie Park to receive a gateway determination in accordance with Section 56 of the Environmental Planning and Assessment Act 1979 and that the Ministers delegation enabling Council to determine the LEP be requested.

Please note Council on the 22 October 2013 resolved to adopt Ryde LEP 2014 (Amendment 1) – Macquarie Park and forward the Plan to the Department with a request that the Minister make the Plan. On that date Council also adopted the Macquarie Park Access Network Strategy and Open Space Network Strategy Plans (MPSP).

Under Amendment 1 the subject site has a maximum FSR of 3:1 and a maximum height of 65m. The additional FSR and height is subject to the provision of a Voluntary Planning Agreement being entered into with Council which includes the dedication of a strip of land to increase the width of the adjacent roadway.

The proposed increases in the planning proposal to FSR and height on the site are in accordance with those permitted under Amendment 1. Details of the general terms of a draft VPA have been provided to Council in the planning proposal which indicate the provision of the required road widening. A formal draft VPA was lodged with Council on the 28 January 2015 and is under consideration. The provisions of the VPA will be reported to Council at a later date.

In this regard Council resolved on the 10 March 2015 that in the event of a gateway determination being issued pursuant to Section 56 of the Environmental Planning and Assessment Act 1979, the Planning Proposal would not be placed on public exhibition until a draft Voluntary Planning Agreement which is satisfactory to Council has been submitted to Council and the two documents are exhibited at the same time.

It should be noted that when Ryde LEP 2014 (Amendment 1) – Macquarie Park comes into effect a separate planning proposal will be required for each landholding to receive the uplift of floor space and height proposed within the amendment.

Accordingly I request that the Department of Environment and Planning review the planning proposal and issue a gateway determination and the Ministers delegation. Please find attached:-

- the planning proposal for 388 – 392 Land Cove Rd Macquarie Park prepared by the applicant
- the Council Report titled *PLANNING PROPOSAL - 388 - 392 LANE COVE ROAD MACQUARIE PARK*
- the Council resolution regarding the planning proposal and
- an indicative timeline.

For further enquiries please contact Susan Wotton Strategic Planner on 99528204.

Yours sincerely

A handwritten signature in dark ink, appearing to read 'Meryl Bishop', written over a horizontal line.

Meryl Bishop – Manager Urban Planning