

PMU044900

SECRETARY'S CORRESPONDENCE

PRIORITY:

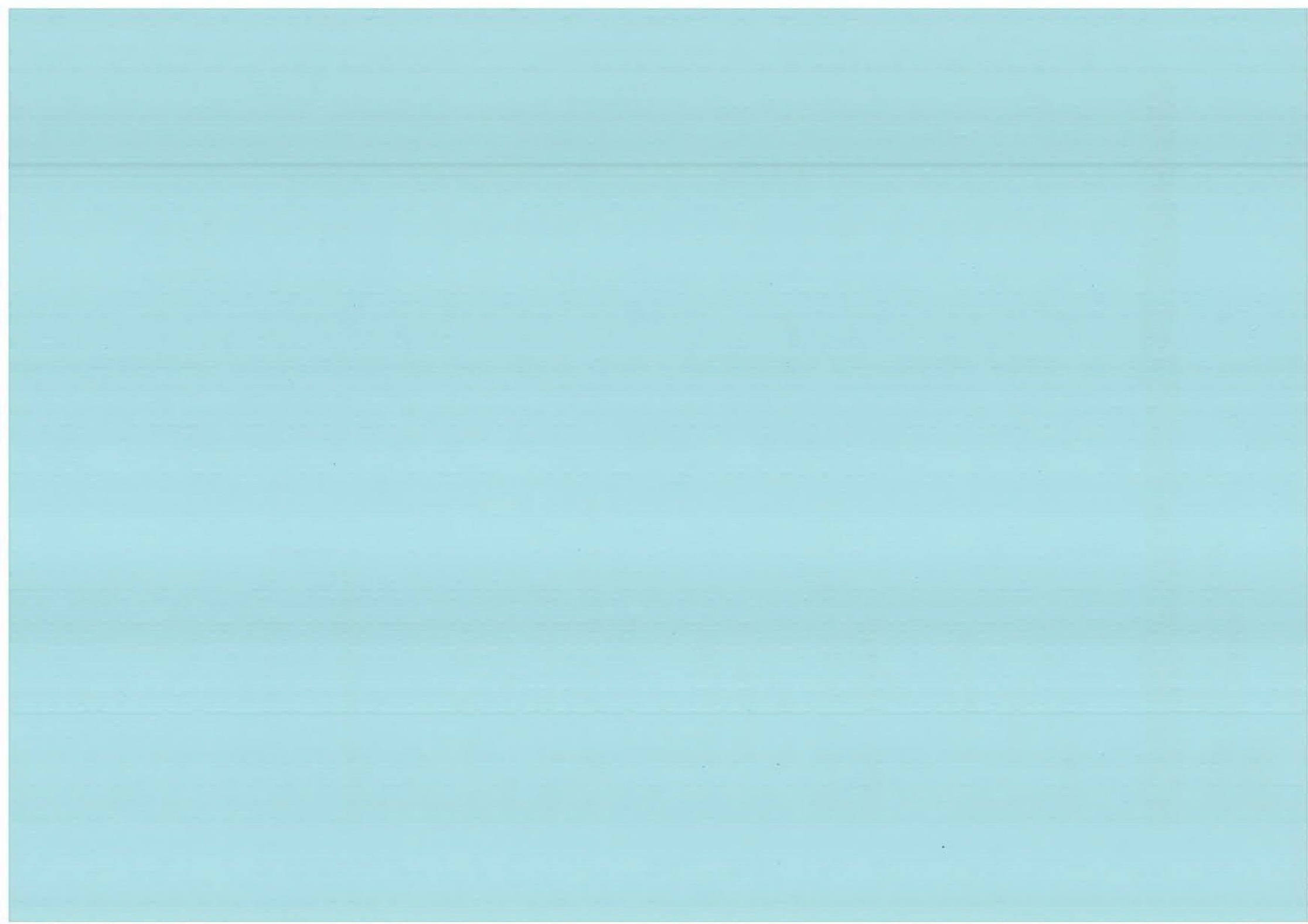
☐ URGENT	Date due: / /
☐ Early (2 weeks)	

ACTION REQUIRED:

DRAFT LETTER FOR SIGNATURE BY:	
Secretary	(Full brief ☐ Short Brief ☐ ☐
Deputy Secretary	☐
Executive Director	☐
Director	☐
General Manager	☐
BRIEFING NOTES FOR SECRETARY	☐
DISCUSSION WITH SECRETARY	☐
DEPARTMENTAL ACTION	☒
INFORMATION ONLY	☐
OTHER:	☐

INSTRUCTIONS/COMMENTS

<i>Planning Services</i> <i>R. Hammond 2/9/15.</i>
--



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



31 August 2015

Attention: The Regional Director, Sydney Region East

Our ref: LEP2015/3/4

Dear Ms McNally,

Planning Proposal- 25-27 and 29 Epping Road, Macquarie Park- request for Gateway determination

At its meeting on the 25 August 2015, Council considered a report on a Planning Proposal submitted by the owner of 29 Epping Road, North Ryde.

The Planning Proposal includes the following changes to reflect a proposed land swap:

- The rezoning of part of 29 Epping Road Macquarie Park from B3 Commercial Core to B4 Mixed Use;
- The rezoning of part of 25-27 Epping Road Macquarie Park from B4 Mixed Use to B3 Commercial Core;
- Amending the Land Zoning Map, Floor Space Ratio (FSR) Map, Height of Buildings Map, Centres Map and Macquarie Park Corridor Parking Restrictions map accordingly.

Council resolved:

- (a) That Council note the Planning Proposal for 25-27 and 29 Epping Road, Macquarie Park.*
- (b) That Council forward the planning proposal for 25-27 and 29 Epping Road, Macquarie Park to receive a gateway determination in accordance with Section 56 of the Environmental Planning and Assessment Act 1979.*
- (c) 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 be placed on public exhibition and a further report be presented to Council following the completion of the community consultation advising of the outcomes and next steps.*

- (a) *That Council amend the North Ryde Station Precinct Development Control Plan for 25-27 and 29 Epping Road Macquarie Park to update the map showing the land to which the plan applies and that this amendment be publicly exhibited concurrently with the planning proposal.*
- (b) *That Council indicate to the Department of Planning and Environment that support for this Planning Proposal does not alter Council's long standing view that the integrity of current zoning (B3 and B7) and controls in Macquarie Park must be preserved".*

I request that the Department of Planning and Environment review the Planning Proposal and issue a Gateway determination and the Minister's delegation. Please find attached:

- Copy of officer's report to Council (Extract from Agenda of meeting 25 August 2015);
- Copy of Minutes of Council meeting 25 August 2015;
- Planning Proposal prepared by the applicant (Attachment 1 to the Council report); and
- An indicative timeline for the planning proposal.

Should you require any further information please contact Lara Dominish, Senior Strategic Planner on 9952 8455.

Yours sincerely



John Brown

Acting Manager Urban Planning

4 PLANNING PROPOSAL - 25-27 AND 29 EPPING ROAD, MACQUARIE PARK

Report prepared by: Senior Strategic Planner
File No.: LEP2015/3 - BP15/925

REPORT SUMMARY

A planning proposal has been received for part of 25-27 Epping Road and part of 29 Epping Road, Macquarie Park. The proposal reflects changes to the subdivision boundaries including:

- The rezoning of part of 29 Epping Road Macquarie Park from B3 Commercial Core to B4 Mixed Use to reflect the land swap, with no additional land being zoned B4;
- The rezoning of part of 25-27 Epping Road Macquarie Park from B4 Mixed Use to B3 Commercial Core, to reflect the land swap with no additional land being zoned B3;
- Amending the Land Zoning Map, Floor Space Ratio (FSR) Map, Height of Buildings Map, Centres Map and Macquarie Park Corridor Parking Restrictions map to align with the proposed property boundaries;
- Updating Figure 1: Land to which Plan applies in the North Ryde Station Precinct Development Control Plan (DCP).

It is recommended that the Building Height, FSR, Macquarie Park Corridor Parking Restrictions, Land Zoning and Centres Map changes and associated DCP amendment for the site be supported.

The proposal is recommended to be forwarded to the Department of Planning and Environment for a gateway determination and community consultation.

RECOMMENDATION:

- (a) That Council note the Planning Proposal for 25-27 and 29 Epping Road, Macquarie Park.
- (b) That Council forward the planning proposal for 25-27 and 29 Epping Road, Macquarie Park to receive a gateway determination in accordance with Section 56 of the *Environmental Planning and Assessment Act 1979*.
- (c) 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 be placed on public exhibition and a further report be presented to Council following the completion of the community consultation advising of the outcomes and next steps.

ITEM 4 (continued)

- (d) That Council amend the North Ryde Station Precinct Development Control Plan for 25-27 and 29 Epping Road Macquarie Park to update the map showing the land to which the plan applies and that this amendment be publicly exhibited concurrently with the planning proposal.

ATTACHMENTS

- 1 Planning Proposal- 25-27 and 29 Epping Road, North Ryde
- 2 Proposed Amendments to the North Ryde Station Precinct Development Control Plan - 29 Epping Road, North Ryde

Report Prepared By:

Lara Dominish
Senior Strategic Planner

Report Approved By:

John Brown
Acting Manager - Urban Planning

Sam Cappelli
Acting Group Manager - Environment and Planning

ITEM 4 (continued)

Discussion

This report discusses the proposed LEP amendment and an appraisal of the planning proposal. This appraisal forms the basis to recommend the proposal be forwarded to the Minister for Planning for a gateway determination and subsequent community consultation.

Planning proposal- 25-27 and 29 Epping Road, Macquarie Park

On 19 June 2015 a planning proposal was lodged by Urbis on behalf of Calardu North Ryde No. 1 Pty Ltd. A copy of the Planning Proposal is at **ATTACHMENT 1**.



The Site

The sites are located on the northern side of Epping Road adjoining the pedestrian footbridge across Epping Road; Domayne adjoins to the north.

ITEM 4 (continued)



29 Epping Road (historical photo)

The subject site consists of part of two properties, 25-27 Epping Road and 29 Epping Road, Macquarie Park.

25-27 Epping Road (LOT 101 DP 1131776) forms part of the North Ryde Station Precinct (known as the M2/ Lachlan's Line site). This site is owned by Urban Growth NSW.

The State Significant Development Consent SSD 5093 was approved by the Department of Planning and Environment on 5 March 2015 for the Lachlan's Line site. This consent approved the subdivision of the site into 13 development lots, four open space lots and two public road lots, including the creation of "Approved Lot 107" which immediately adjoins 29 Epping Road.

The relevant part of 25-27 Epping Road (Approved Lot 107) is under Ryde Local Environmental Plan 2014 (RLEP 2014) and is currently:

- Zoned B4 Mixed Use
- The maximum building height is 57 metres
- The maximum FSR is 3.3:1
- Included in the North Ryde Station Precinct on the Centres Map
- Subject to the North Ryde Station Precinct Development Control Plan.

29 Epping Road (LOT 2 DP 528488) was formerly a smash repair workshop. The building has now been demolished. The site is owned by Calardu North Ryde No.1 Pty Limited. The relevant part of 29 Epping Road is under Ryde Local Environmental Plan 2014 (RLEP 2014) and is currently:

- Zoned B3 Commercial Core
- The maximum building height is 22 metres
- The maximum FSR is 1.5:1
- Included in the Macquarie Park Corridor on the Centres Map
- Within Area B- 1 space per 70 sqm GFA on the Macquarie Park Corridor Parking Restrictions Map
- Subject to the Ryde Development Control Plan 2014.

ITEM 4 (continued)

29 Epping Road has an approved Development Application for subdivision (LDA2014/0326), which excised a portion of land to facilitate a transfer of land for a slip lane from Epping Road into the M2/ Lachlan's Line site to the rear.



Figure 1: Existing approved plan of subdivision

It is now proposed to amend the approved lot boundaries to regularise their shape, resulting in an even land swap between the two properties of 134m².



Figure 2: Proposed plan of subdivision

ITEM 4 (continued)

In April 2014 Council considered a separate Planning Proposal for the Harvey Norman site at 111 Wicks Road, 29 Epping Road and 31-35 Epping Road. The Planning Proposal sought to change the zoning, height and floor space controls applying to the site to facilitate the development of the site for a mixed use precinct that integrated commercial office, retail, hotel and residential uses. That Planning Proposal was not supported by Council. The current Planning Proposal whilst applying to part of 29 Epping Road is a separate matter which involves a direct land swap of 134m² to facilitate a more logical site configuration and will not set a precedent or allow any additional land zoned B4 Mixed Use or B3 Commercial Core.

A Development Application would need to be lodged to approve the proposed new subdivision boundaries.

Proposed Changes to Ryde Local Environmental Plan 2014 (Ryde LEP 2014)

The planning proposal seeks to amend the zoning, height, floor space ratio and Macquarie Park Corridor Parking Restrictions maps to reflect the proposed amended subdivision boundaries. There is an even land swap between the two properties of 134m² and this is reflected in the proposed changes to the maps.

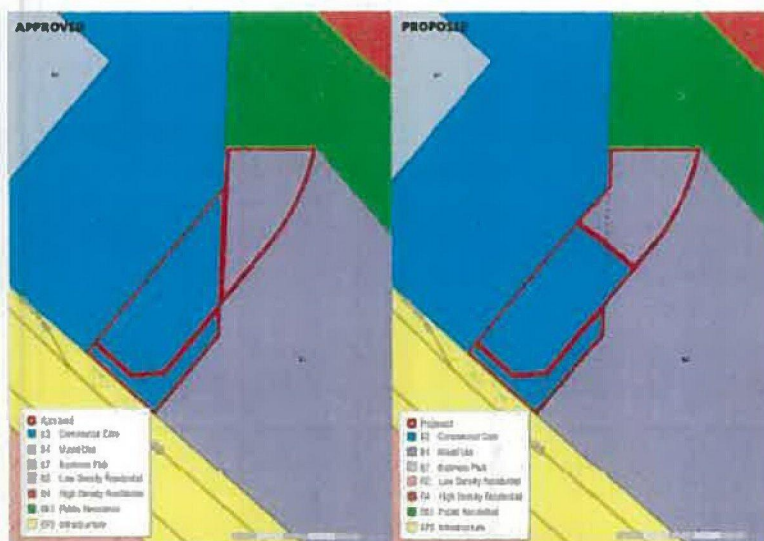


Figure 3: Existing Zone and Proposed Zone changes

ITEM 4 (continued)



Figure 4: Existing Height and Proposed Height changes

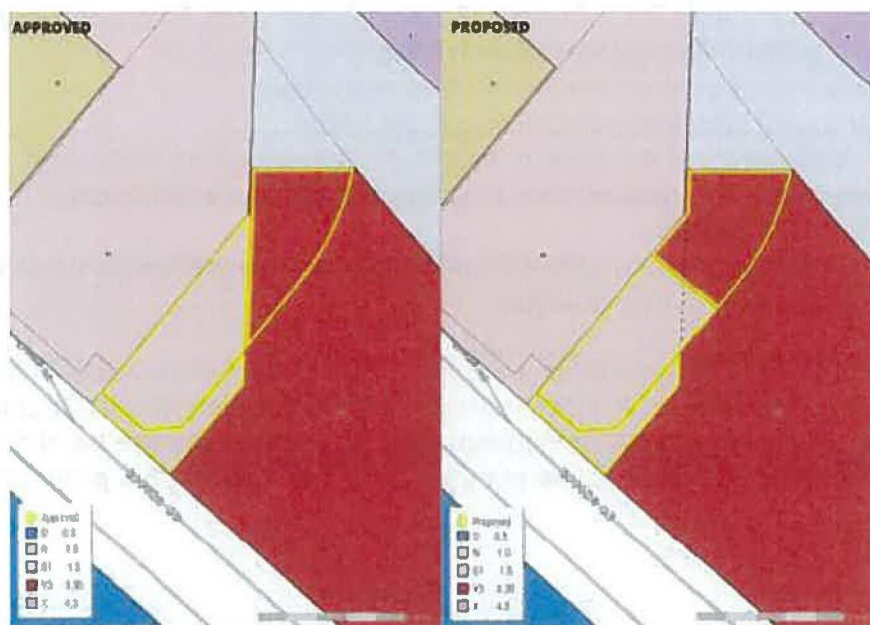


Figure 5: Existing FSR and Proposed FSR changes

ITEM 4 (continued)



Figure 6: Existing Macquarie Park Corridor Parking Restrictions Map and Proposed Macquarie Park Corridor Parking Restrictions Map

The planning proposal provides the following justification.

- The realignment of the zoning, height, FSR and parking restriction boundaries is the prudent way of achieving efficient and logical development parcels
- The proposed amendments will facilitate logical development parcels by removing acute corner portions.

The planning proposal is supported as it will not result in any net increase in the area of land zoned B4 Mixed Use or B3 Commercial Core. It is recommended that the Building Height, FSR, Zone and Car Parking map changes for the site be supported and only require a minor change to the planning controls to reflect the proposed subdivision.

ITEM 4 (continued)

The proposed changes to the lot boundaries would also need to be reflected in the Ryde LEP 2014 Centres Map as shown below:

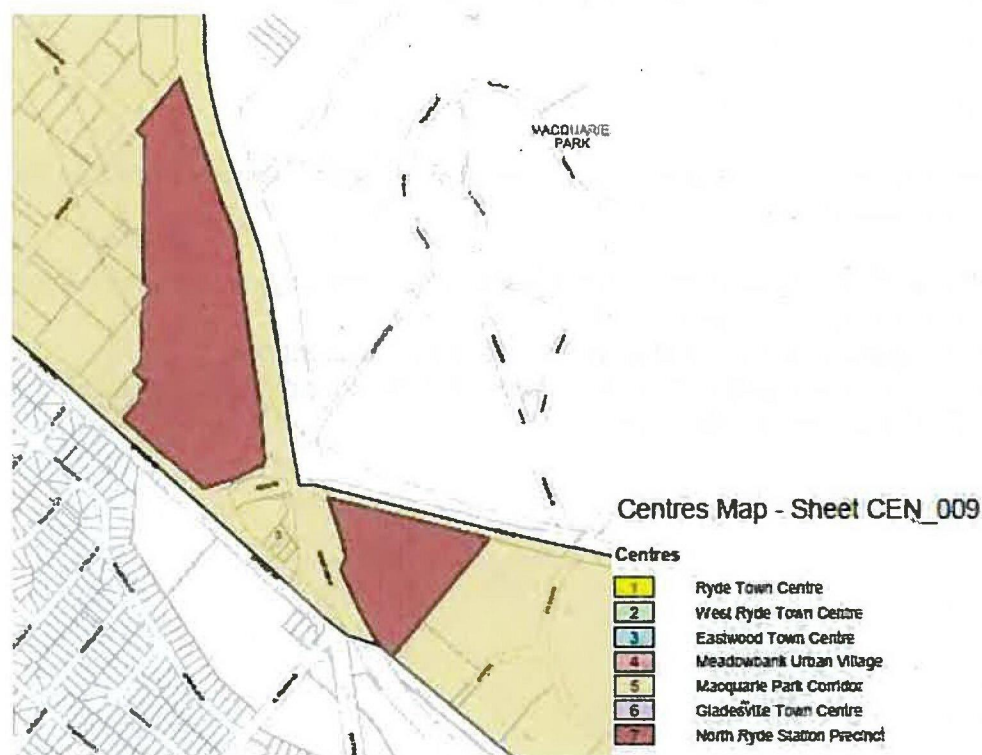


Figure 7: Proposed Centres Map

Proposed Amendments to the North Ryde Station Precinct DCP

It should be noted that the site is subject to the North Ryde Station Precinct Development Control Plan (DCP). On 15 June 2015 the Secretary of the Department of Planning and Environment wrote to Council to confirm that an Instrument of Delegation had been signed delegating the Secretary's powers as the Relevant Planning Authority for the North Ryde Station Precinct DCP to Council. This gives Council the authority to amend the North Ryde Station Precinct DCP in accordance with the requirements of the Environmental Planning and Assessment Act. It is proposed to amend Figure 1 of the DCP to reflect the proposed lot boundary changes (**ATTACHMENT 2**). The amendments will be exhibited concurrently with the planning proposal (Note: Council also considered draft amendments to the car parking provisions of this DCP at its meeting of 11 August 2015, with a more comprehensive review of the DCP proposed to take place separately).

Following determination by the Minister for Planning or delegate that the planning proposal should proceed, the proposal will be publicly exhibited (for 28 days).

ITEM 4 (continued)

Financial Implications

Adoption of the recommendations in this report will have no financial impact on Council.

Options

1. Not proceed with the planning proposal. This is not recommended as the changes are minor.
2. Proceeding to gateway determination and community consultation. This is the preferred option because:
 - a. Efficient and logical land parcels are facilitated; and
 - b. The existing quantum of employment land is retained in the B3 Commercial Core Zone.

ITEM 4 (continued)

ATTACHMENT 1

Attn: John Brown.

Calardu North Ryde No. 1

Calardu North Ryde No. 1 Pty Limited A.C.N. 156 182 455

A1 RICHMOND ROAD
HOMEBUSH WEST N.S.W. 2140
LOCKED BAG 2
SILVERWATER DC, N.S.W. 1811

Telephone: (02) 9201 6111
Facsimile: (02) 9764 0722

18 June 2015

To Whom It May Concern,

Ownership of 25-27 Epping Road (part of Lot 101 DP 1131776) and 29 Epping Road (Lot 2 DP 528488), Macquarie Park

This letter confirms that Calardu North Ryde No. 1 Pty Ltd is the registered owner of 29 Epping Road (Lot 2 DP 528488). This letter also confirms that Calardu North Ryde No. 1 Pty Ltd has entered into a legal option agreement to acquire part of Lot 101 DP 1131776 from Urban Growth NSW which forms the other part of the subject land to the Planning Proposal.

On behalf of Calardu North Ryde No. 1 Pty Ltd, this letter authorises Urbis Pty Ltd to lodge the attached Planning Proposal.

Yours faithfully,

Signature

Name SEAN COOK

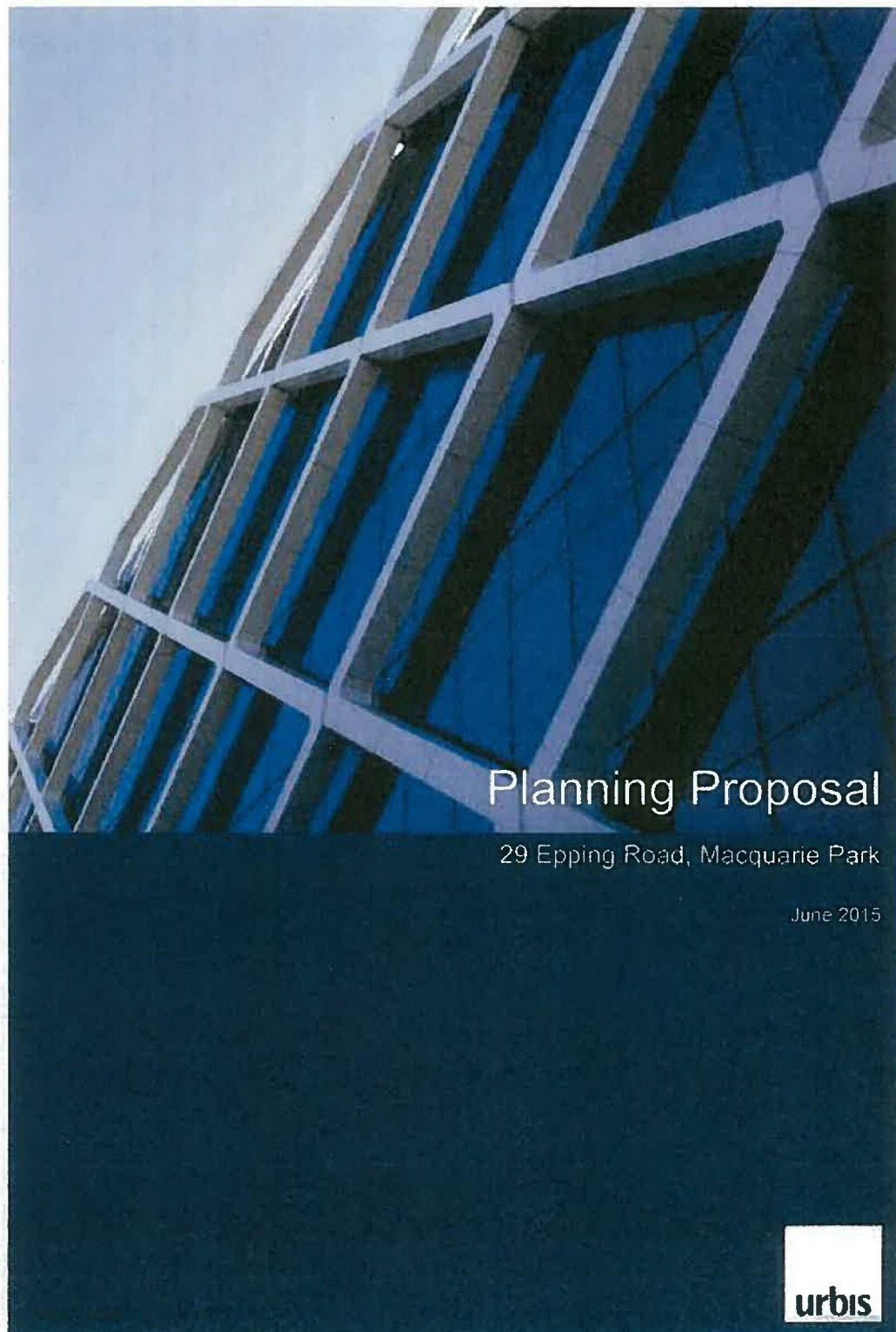
Date 18/6/15

Amount: \$	17000
Date:	19 JUN 2015
Receipt No:	2147412

RECEIVED City of Ryde Records Management Services 22 JUN 2015 Doc No: File No:

ITEM 4 (continued)

ATTACHMENT 1



ITEM 4 (continued)

ATTACHMENT 1

URBIS STAFF RESPONSIBLE FOR THIS REPORT WERE:

Director	Stephen White
Planning Assistant	Audrey Marsh
Job Code	SA4757
Report Number	Final

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You must read the important disclaimer appearing within the body of this report.

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ATTACHMENT 1

Introduction

This Planning Proposal Report has been prepared by Urbis on behalf of Calardu North Ryde No. 1 Pty Ltd ("the proponent") with respect to a portion of 25-27 (Lot 101 DP 1131776) and No. 29 Epping Road (Lot 2 DP 528488), Macquarie Park ("the subject site").

The planning proposal seeks to amend the *Ryde Local Environmental Plan 2014* (Ryde LEP 2014) maps to realign the boundaries to facilitate more efficient development parcels by removing the acute angles on the two sites. The following Ryde LEP 2014 maps are proposed to be amended:

- Land Zoning Map;
- Height of Buildings Map;
- Floor Space Ratio Map; and
- Macquarie Park Corridor Parking Restrictions Map.

In accordance with correspondence dated 7 May 2015, this Planning Proposal Report is supported by a Draft Subdivision Plan (Appendix A).

This Planning Proposal Report has been prepared in accordance with the Department of Planning's *A guide to preparing planning proposals* and contains the following sections:

- **Section 1:** A description of the subject site, surrounding context and site history.
- **Section 2:** The Planning Proposal including the following parts:
 - **Part A:** Statement of the objectives and intended outcomes of the proposed instrument.
 - **Part B:** An explanation of the provisions that area to be included in the proposed instrument.
 - **Part C:** The justification for those objectives, outcomes and the process for the implementation.
 - **Part D:** Details of the community consultation that is to be undertaken on the planning proposal.
- **Section 3:** Conclusion of the planning proposal.

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1 Subject Site

1.1 SITE DESCRIPTION

The subject sites are described as follows:

- Portion of 25-27 Epping Road, Macquarie Park (Lot 101 DP 1131776): A subdivision has been approved for the site and the lot is referred to as 'approved Lot 107'.
- No. 29 Epping Road, Macquarie Park (Lot 2 DP 528488).

The subject site is shown in Figure 1. The site is subject to an approved subdivision, which has resulted in two smaller lots following a land swap agreement with UrbanGrowth NSW (detailed further in **Section 2.3**) and is shown in the Subdivision Plan at **Appendix A**.

FIGURE 1 – SITE LOCATION



2 SUBJECT SITE

544757 BOUNDARY PLAN AND PROPOSAL, FINAL
URISYS

ITEM 4 (continued)

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The existing built development at No. 29 Epping Road comprised, until its recent demolition, a small single storey warehouse building occupied by a panel beaters workshop (North Ryde Smash Repairs). The site has direct vehicle access from a slip lane off Epping Road.

Approved Lot 107 (on the adjoining land) currently comprises a small portion of vegetated land adjacent to the vehicular pathway used for construction traffic movement at the M2 site.

1.2 SURROUNDING CONTEXT

The site is located at the south-eastern edge of Macquarie Park. The area is well advanced in its transition from older style light industrial / warehousing into a modern business park precinct incorporating some high technology businesses. This transition is being supported by current development activity, recent approvals and transport improvements.

The Macquarie Park area is undergoing transition through the Priority Precincts Programs including Priority Precincts located at Herring Road (awaiting Ministerial approval) and North Ryde Station (rezoning approved in July 2013). These Priority Precincts will facilitate high density residential development on the edges of the commercial centre.

The surrounding existing and approved development includes:

- **UrbanGrowth NSW Site:** The UrbanGrowth NSW site is located to the east of the site and includes approved Lot 107. A State Significant Development Application for the site was approved on 5 March 2015 which allowed for approximately 240,000m² GFA for the purposes of residential, retail and community uses and approximately 1.8ha of public open space.
- **Retail:** Bulky goods retailers including Domayne and Officeworks are located to the north-west of the site.
- **Residential:** Low density residential uses are located to the south-west of the site.

1.3 SITE HISTORY

As detailed above, the UrbanGrowth NSW site (including approved Lot 107) includes a deceleration lane to be provided within the Epping Road reserve which was required to be of a length and sweep path which required encroachment into the Calardu North Ryde Pty Ltd site. Accordingly a boundary adjustment was sought in LDA2014/0326 and approved by City of Ryde Council on 9 September 2014. The resultant boundary is demonstrated in Figure 2 below.

ITEM 4 (continued)

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FIGURE 2 – BOUNDARY ADJUSTMENT (PHASE 1)

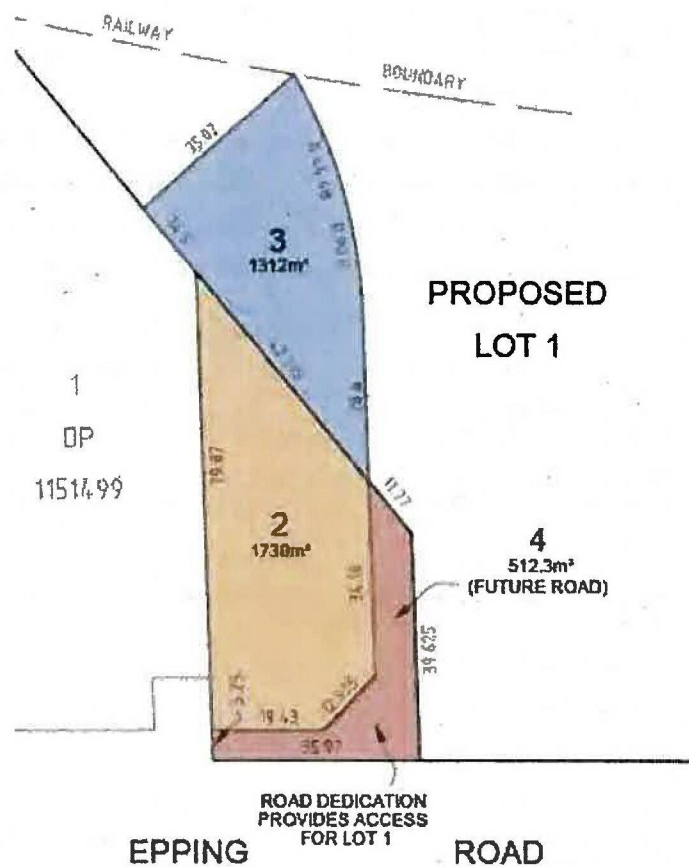


As a result of the dedication of the portion of Lot 2 DP 528488, Calardu North Ryde No. 1 Pty Ltd have entered into an agreement to purchase a portion of the adjoining UrbanGrowth NSW site (shown in blue in Figure 3 below).

ITEM 4 (continued)

ATTACHMENT 1

FIGURE 3 – LAND SWAP (PHASE 2)



As shown in Figure 3, the land swap has resulted in two lots with acute corners which will limit the developable space for each site. As such, this planning proposal seeks to create a more efficient geometry on the site by removing the acute corner portions.

ITEM 4 (continued)

ATTACHMENT 1

2 Planning Proposal

This Planning Proposal has been prepared in accordance with section 55 of the Environmental Planning and Assessment Act 1979 with consideration for the Department of Planning's *A guide to preparing planning proposals*. Accordingly, the Planning Proposal is addressed in the following four parts:

- **Part A:** A statement of the objectives or intended outcomes of the proposed amendment;
- **Part B:** An explanation of the provisions that are to be included in the proposed amendment;
- **Part C:** The justification for those objectives, outcomes and the process for their implementation; and
- **Part D:** Details of community consultation that is to be undertaken for the planning proposal.

Discussion for each of the above parts is presented in the following sections.

2.1 PART A – OBJECTIVE OR INTENDED OUTCOMES

The key objective of this planning proposal is to provide efficient and logical development parcels at approved Lot 107 and No. 29 Epping Road, Macquarie Park. The proposed amendments to the Land Zoning Map, Height of Buildings Map, Floor Space Ratio Map and Macquarie Park Corridor Parking Restrictions Map will facilitate logical development parcels by removing acute corner portions.

The redevelopment of these sites is not currently sought, however these amendments will allow for a greater portion of efficiently developable land in any future development application.

2.2 PART B - EXPLANATION OF LEP PROVISIONS

The proposed outcome will be achieved through amendments to the lot boundaries as they appear on the following maps associated with Ryde LEP 2014:

- Land Zoning Map
- Height of Buildings Map
- Floor Space Ratio Map
- Macquarie Park Corridor Parking Restrictions Map

Each of the existing maps and the proposed mapping changes are provided in Figure 4 to Figure 7 below, showing the effect of the proposed amendments.

ITEM 4 (continued)

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FIGURE 4 – RYDE LEP 2014 LAND ZONING MAP AMENDMENT

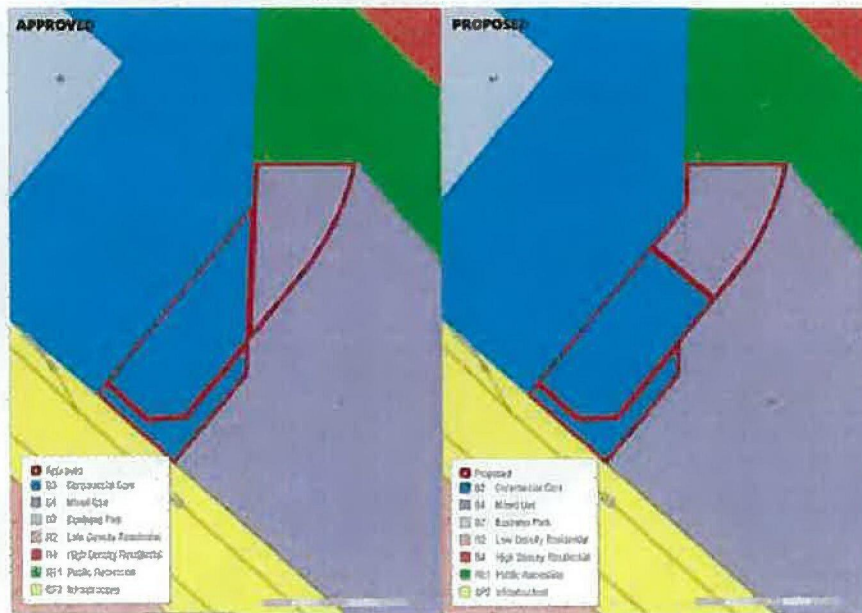
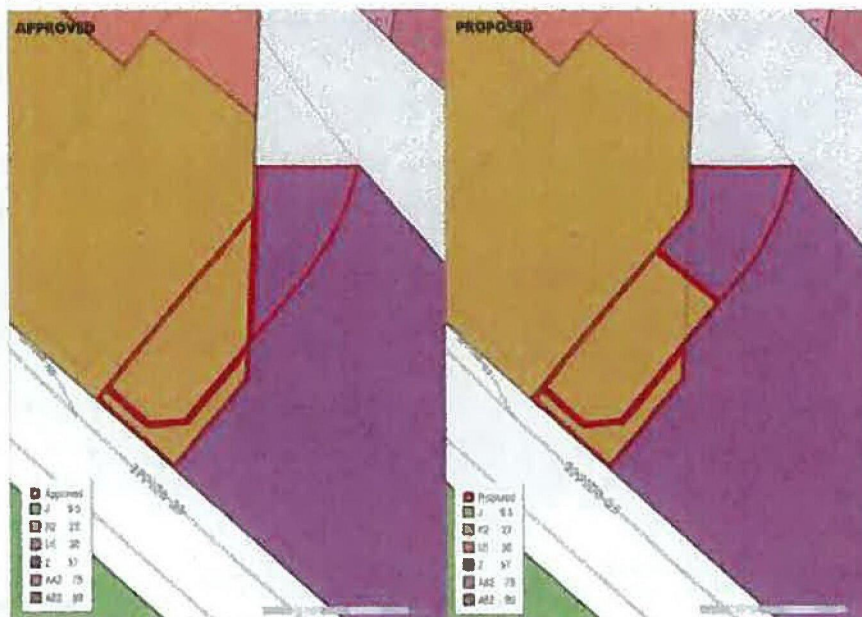


FIGURE 5 – RYDE LEP 2014 HEIGHT OF BUILDINGS MAP AMENDMENT



ITEM 4 (continued)

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FIGURE 6 – RYDE LEP 2014 FLOOR SPACE RATIO MAP AMENDMENT

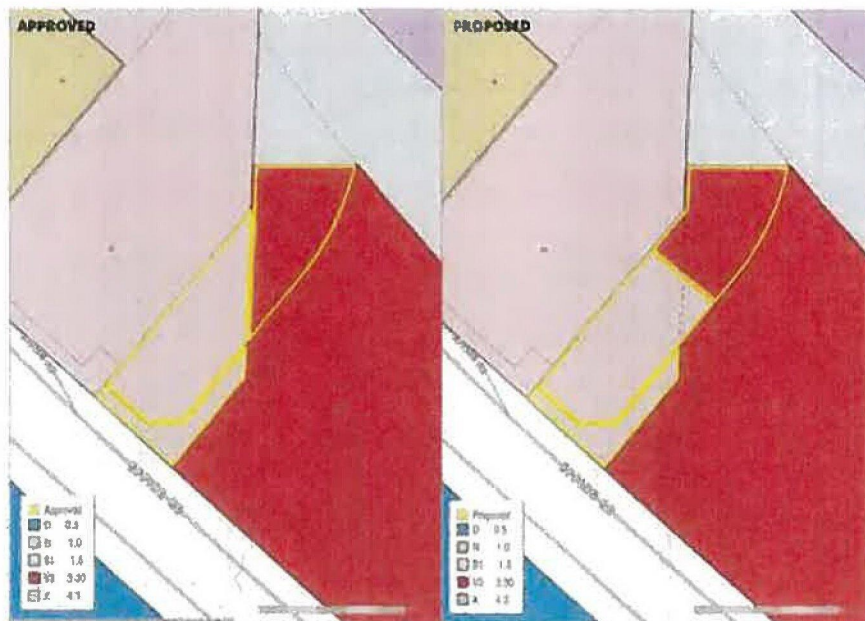
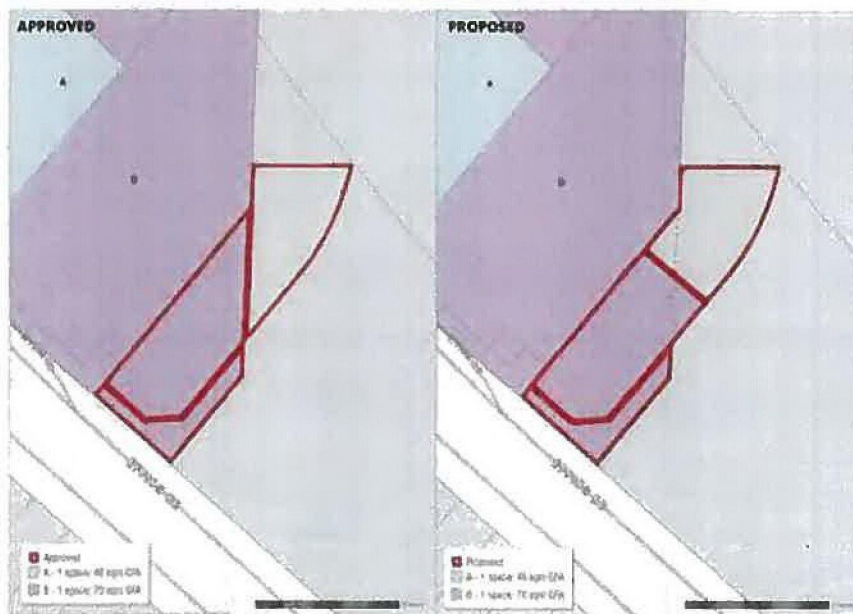


FIGURE 7 – RYDE LEP MACQUARIE PARK CORRIDOR PARKING RESTRICTIONS MAP AMENDMENT



ITEM 4 (continued)

ATTACHMENT 1

2.3 PART C - JUSTIFICATION FOR THE PLANNING PROPOSAL

2.3.1 SECTION A – NEED FOR THE PLANNING PROPOSAL

Q1. Is the planning proposal a result of any strategic study or report?

The planning proposal is not the result of any strategic study or report, but does not contravene any State or local strategy.

Q2. Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

The realignment of the zoning, height, FSR and parking restriction boundaries is the best way of achieving efficient and logical development parcels at approved Lot 107 and No. 29 Epping Road, Macquarie Park. The proposed amendments to the Land Zoning Map, Height of Buildings Map, Floor Space Ratio Map and Macquarie Park Corridor Parking Restrictions Map will facilitate logical development parcels by removing acute corner portions.

2.3.2 SECTION B – RELATIONSHIP TO STRATEGIC PLANNING FRAMEWORK

Q3. Is the planning proposal consistent with the objectives and actions of the applicable regional or sub-regional strategy (including the Sydney Metropolitan Strategy and exhibited draft strategies)?

The relevant regional strategy is *A Plan for Growing Sydney* which was released in December 2014.

The planning proposal does not include any concept plan and it is not currently intended to develop the site in any particular manner. Notwithstanding this, the realignment of the zone boundaries to facilitate development parcels of a more typical shape will allow for the future development of residential and employment generating land uses on the sites.

The ability for future residential and employment generating land uses to be developed on the site accords with the priorities for the Macquarie Park Strategic Centre as expressed in *A Plan for Growing Sydney* as follows:

- The planning proposal will create a developable lots with zones in which commercial uses are permissible;
- The planning proposal will create a developable lot zoned B4 Mixed Use in close proximity to a train station; and
- The planning proposal will create opportunities for residential development in walking distance of a train station.

The planning proposal will create efficient lots which will facilitate future development which accords with *A Plan for Growing Sydney*.

Q4. Is the planning proposal consistent with a council's local strategy or local strategic plan?

City of Ryde prepared a Local Planning Study to guide the preparation of a comprehensive LEP (Ryde LEP 2014 which commenced on 12 September 2014). The desired future character of the Macquarie Park Corridor as expressed in Local Planning Study is as follows:

Macquarie Park will mature into a premium location for globally competitive businesses with strong links to the university and research institutions and an enhanced sense of identity.

The Corridor will be characterised by a high-quality, well-designed, safe and liveable environment that reflects the natural setting, with three accessible and vibrant railway station areas providing focal points.

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Residential and business areas will be better integrated and an improved lifestyle will be forged for all those who live, work and study in the area.

The planning proposal accords with this desired future character as it creates efficient developable lots for the purposes of future residential and commercial development which will contribute to the ongoing vibrancy of the Macquarie Park Corridor.

Q5. Is the planning proposal consistent with applicable State Environmental Planning Policies?

The relevant State Environmental Planning Policies (SEPPs) are considered in Table 1 below.

TABLE 1 – CONSISTENCY WITH SEPPs

STATE ENVIRONMENTAL PLANNING POLICY	CONSISTENCY
State Environmental Planning Policy No 55—Remediation of Land	The remediation of approved Lot 107 was a Condition of Consent for SSD5093 issued on 5 March 2015. There is no information to suggest that 29 Epping Road is unsuitable for development. This matter will be addressed as necessary under any future DA for the site.
State Environmental Planning Policy No 64—Advertising and Signage	SEPP 64 provides regulations for the design of signage and advertising structures. The assessment criteria for signage and advertising established in SEPP 64 would require consideration during the design of any signage associated with a future development application.
State Environmental Planning Policy No 65—Design Quality of Residential Flat Development	SEPP 65 provides a statutory framework to guide the design quality of residential flat developments. SEPP 65 and the Residential Flat Design Code would require consideration during the design of any residential flat buildings proposed in a future development application.
State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004	The BASIX SEPP requires residential development to achieve mandated levels of energy and water efficiency. BASIX would require consideration during the detailed design of any residential uses in a future development application.
State Environmental Planning Policy (Infrastructure) 2007	The Infrastructure SEPP aims to facilitate the efficient delivery of infrastructure across the State. The following matters are relevant to the proposal. - Any future development application that requires existing utility services to be upgraded and/or augmented will need undertake those works in accordance with the provisions of the SEPP. - Any future works near or within the rail corridor will need to be undertaken in accordance with the

ATTACHMENT 1

Q6. Is the planning proposal consistent with applicable Minister Directions (s.117 directions)?

The relevant s.117 directions are considered in Table 2 below.

TABLE 2 - CONSISTENCY WITH S.117 DIRECTIONS

TABLE
SALTY BEHAVIOR IN ANGIOSTOMA GILVUM

ITEM 4 (continued)

ATTACHMENT 1

S.117 DIRECTIONS	CONSISTENCY
(c) reducing travel demand including the number of trips generated by development and the distances travelled, especially by car, and (d) supporting the efficient and viable operation of public transport services, and (e) providing for the efficient movement of freight. Direction 7.1 Implementation of A Plan for Growing Sydney (1) The objective of this direction is to give legal effect to the planning principles, directions, and priorities for subregions, strategic centres and transport gateways contained in A Plan for Growing Sydney.	the site. The planning proposal has considered the directions and priorities of A Plan for Growing Sydney, as detailed in Question 3 above.

2.3.3 SECTION C – ENVIRONMENTAL, SOCIAL AND ECONOMIC IMPACT

Q7. Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?

The planning proposal does not include any concept plan and therefore there are no immediate impacts upon any threatened species, populations or ecological communities. No. 29 Epping Road has been largely cleared while vegetation exists on approved Lot 107. This would be considered in detail during a development application process.

Q8. Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?

The planning proposal requires consideration of flooding and traffic impacts and the proximity of the sites to the rail corridor. Each of these matters are detailed below.

Flooding

The Macquarie Park Floodplain Risk Management Plan produced by Bowsher indicates that No. 29 Epping Road and approved Lot 107 are affected by flooding in a 1:100 ARI event (indicated in Figure 8).

ITEM 4 (continued)

ATTACHMENT 1

FIGURE 8 – MACQUARIE PARK FLOODPLAIN 1:100 ARI EVENT



In a 1:100 ARI event, approved Lot 107 and the northern corner of No. 29 Epping Road would be affected by water depths of between 0.1m and 0.6m. The realignment of lot boundaries will not worsen this flooding situation.

The flooding levels deem the area a Low Flood Risk Precinct in relation to Ryde Development Control Plan 2014 Part 8.6 Floodplain Management. The maximum inundation level is only marginally higher than the overland flow level which is inundations levels up to 0.5m. As such, the likely land uses on the site (residential or commercial) are suitable land uses on Low Flood Risk land. Future development applications will be required to consider the 1:100 ARI event flooding levels plus freeboard (500mm) when establishing floor levels for habitable rooms.

The provision of floor levels up to 1.1m above the surrounding ground level is an acceptable design outcome for the site. The proposed zone realignment will not worsen the existing flooding situation and flooding is not likely to inhibit the development potential of the sites.

Traffic

The site is located within close proximity to public transport services, including bus stops at Epping Road near Ryde Street providing bus services to Parramatta, North Sydney, Sydney CBD and Epping. Additionally, North Ryde Station provides train services to Sydney CBD, Chatswood and Epping.

Traffic generated by future land uses will be subject to traffic modelling, however previous planning proposals lodged for the site established that Epping Road was capable of accommodating additional traffic generation as a result of development in this area.

Car parking will be calculated in accordance with Ryde Development Control Plan 2014 for any future development application.

Proximity to Rail Corridor

The rail corridor is located to the north of approved Lot 107. This corridor does not encroach onto either No. 29 Epping Road or approved Lot 107 and development on the site will not be limited with respect to the rail corridor.

Q9. Has the planning proposal adequately addressed any social and economic effects?

The boundary realignment will not increase the quantum of B3 Commercial Core or B4 Mixed Use zoned land and therefore there are no immediate social or economic effects.

ITEM 4 (continued)

ATTACHMENT 1

Q10. Is there adequate public infrastructure for the planning proposal?

The planning proposal does not include any concept plan and therefore does not currently require consideration of public infrastructure. Notwithstanding this, both sites are adequately serviced by public infrastructure.

Q11. What are the views of state and Commonwealth public authorities consulted in accordance with the Gateway Determination?

It is acknowledged that City of Ryde Council will consult with relevant public authorities following the Gateway Determination.

2.4 PART D - COMMUNITY CONSULTATION

No formal public community consultation has been undertaken to date in regard to this Planning Proposal. The Planning Proposal is considered to be a 'low' impact proposal in accordance with the Department of Planning's *A guide to preparing local environmental plans* for the following reasons:

- The proposal is consistent with the existing land use zones and represents a minor boundary adjustment which will not increase the quantum of either B3 Commercial Core or B4 Mixed Use zoned land in the LGA;
- The proposal does not contravene any strategic planning document;
- The proposal presents no issues with regard to infrastructure servicing;
- The proposal is not a principal LEP; and
- The proposal does not reclassify public land.

As such, an exhibition period of 14 days following Gateway Determination is anticipated.

ITEM 4 (continued)

ATTACHMENT 1

3 Conclusion

This Planning Proposal Report has been prepared by Urbis on behalf of Calardu North Ryde No. 1 Pty Ltd with respect to land at approved Lot 107 and No. 29 Epping Road Macquarie Park.

The key objective of this planning proposal is to provide efficient and logical development parcels at approved Lot 107 and No. 29 Epping Road, Macquarie Park by removing any acute corners which will be difficult to develop upon. The proposed outcome will be achieved through amendments to the lot boundaries as they appear on the following maps associated with Ryde LEP 2014:

- Land Zoning Map
- Height of Buildings Map
- Floor Space Ratio Map
- Macquarie Park Corridor Parking Restrictions Map

The resultant areas of No. 29 Epping Road and approved Lot 107 will be 1,730m² and 1,312m² respectively, both of which are adequately sized to facilitate a commercial or residential development.

While no concept plan has currently been developed, the realignment of the zone boundaries will facilitate future residential or employment-generating land uses on the site which accords with *A Plan for Growing Sydney*.

As the proposal represents an equal transfer of land between the B3 Commercial Core and B4 Mixed Use zones there will be no increase in the quantum of either zoning in the area and there will be minimal environmental, social and economic impacts.

On the basis of this Planning Proposal, Council is requested to resolve to initiate the amendment process under section 56 of the EP&A Act and seek a 'gateway determination' from the Department of Planning.

ITEM 4 (continued)

ATTACHMENT 1

Disclaimer

This report is dated May 2015 and incorporates information and events up to that date only and excludes any information arising, or event occurring, after that date which may affect the validity of Urbis Pty Ltd's (Urbis) opinion in this report. Urbis prepared this report on the instructions, and for the benefit only, of Caladru North Ryde No. 1 Pty Ltd (Instructing Party) for the purpose of Planning Proposal Report (Purpose) and not for any other purpose or use. To the extent permitted by applicable law, Urbis expressly disclaims all liability, whether direct or indirect, to the Instructing Party which relies or purports to rely on this report for any purpose other than the Purpose, and to any other person which relies or purports to rely on this report for any purpose whatsoever (including the Purpose).

In preparing this report, Urbis was required to make judgements which may be affected by unforeseen future events, the likelihood and effects of which are not capable of precise assessment.

All surveys, forecasts, projections and recommendations contained in or associated with this report are made in good faith and on the basis of information supplied to Urbis at the date of this report, and upon which Urbis relied. Achievement of the projections and budgets set out in this report will depend, among other things, on the actions of others over which Urbis has no control.

In preparing this report, Urbis may rely on or refer to documents in a language other than English, which Urbis may arrange to be translated. Urbis is not responsible for the accuracy or completeness of such translations and disclaims any liability for any statement or opinion made in this report being inaccurate or incomplete arising from such translations.

Whilst Urbis has made all reasonable inquiries it believes necessary in preparing this report, it is not responsible for determining the completeness or accuracy of information provided to it. Urbis (including its officers and personnel) is not liable for any errors or omissions, including in information provided by the Instructing Party or another person or upon which Urbis relies, provided that such errors or omissions are not made by Urbis recklessly or in bad faith.

This report has been prepared with due care and diligence by Urbis and the statements and opinions given by Urbis in this report are given in good faith and in the reasonable belief that they are correct and not misleading, subject to the limitations above.

ITEM 4 (continued)

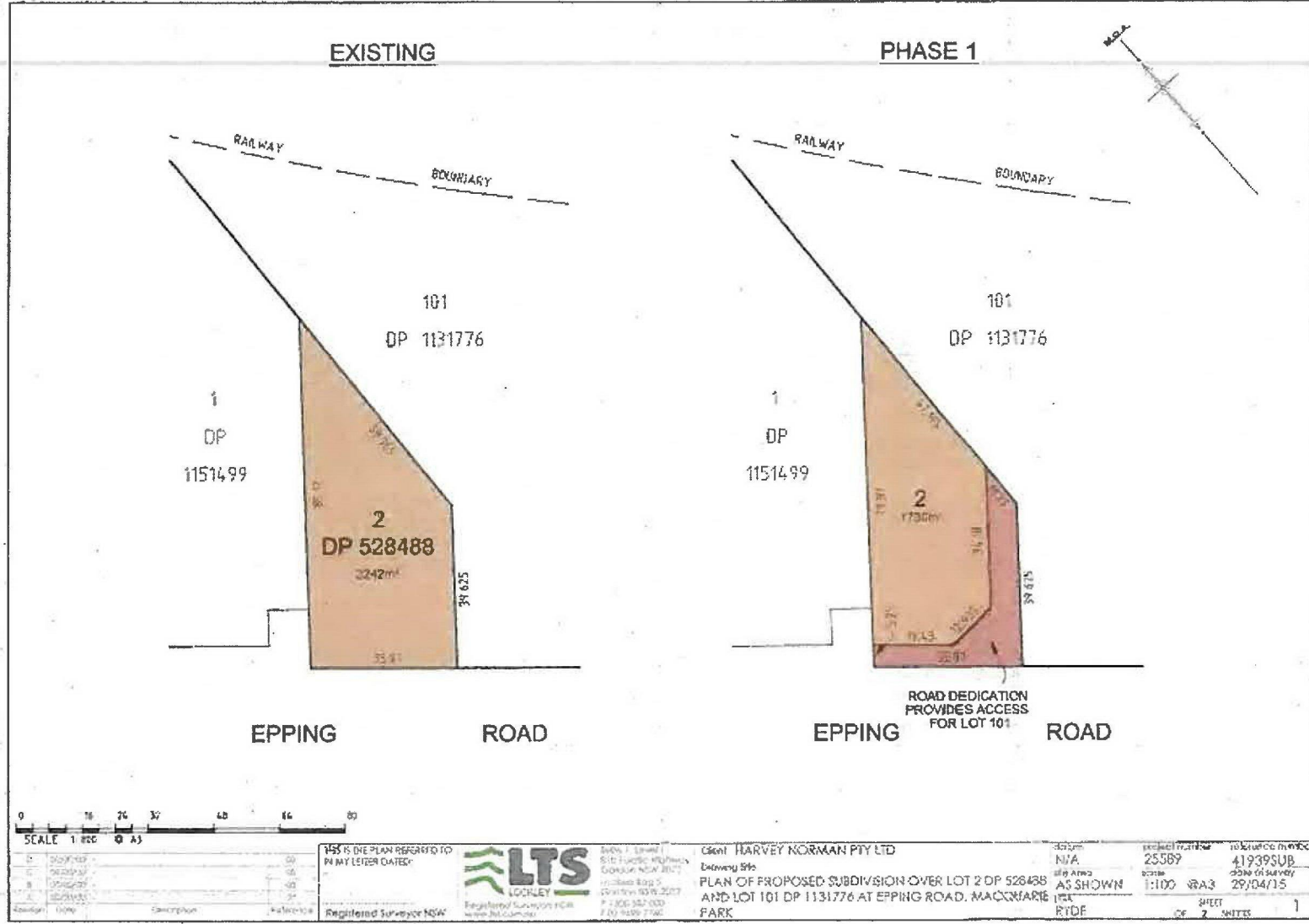
ATTACHMENT 1

Appendix A

Subdivision Plan

ITEM 4 (continued)

ATTACHMENT 1



ITEM 4 (continued)

ATTACHMENT 1

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Tower 2, Level 23, Darling Park
204 Sussex Street Sydney, NSW 2000
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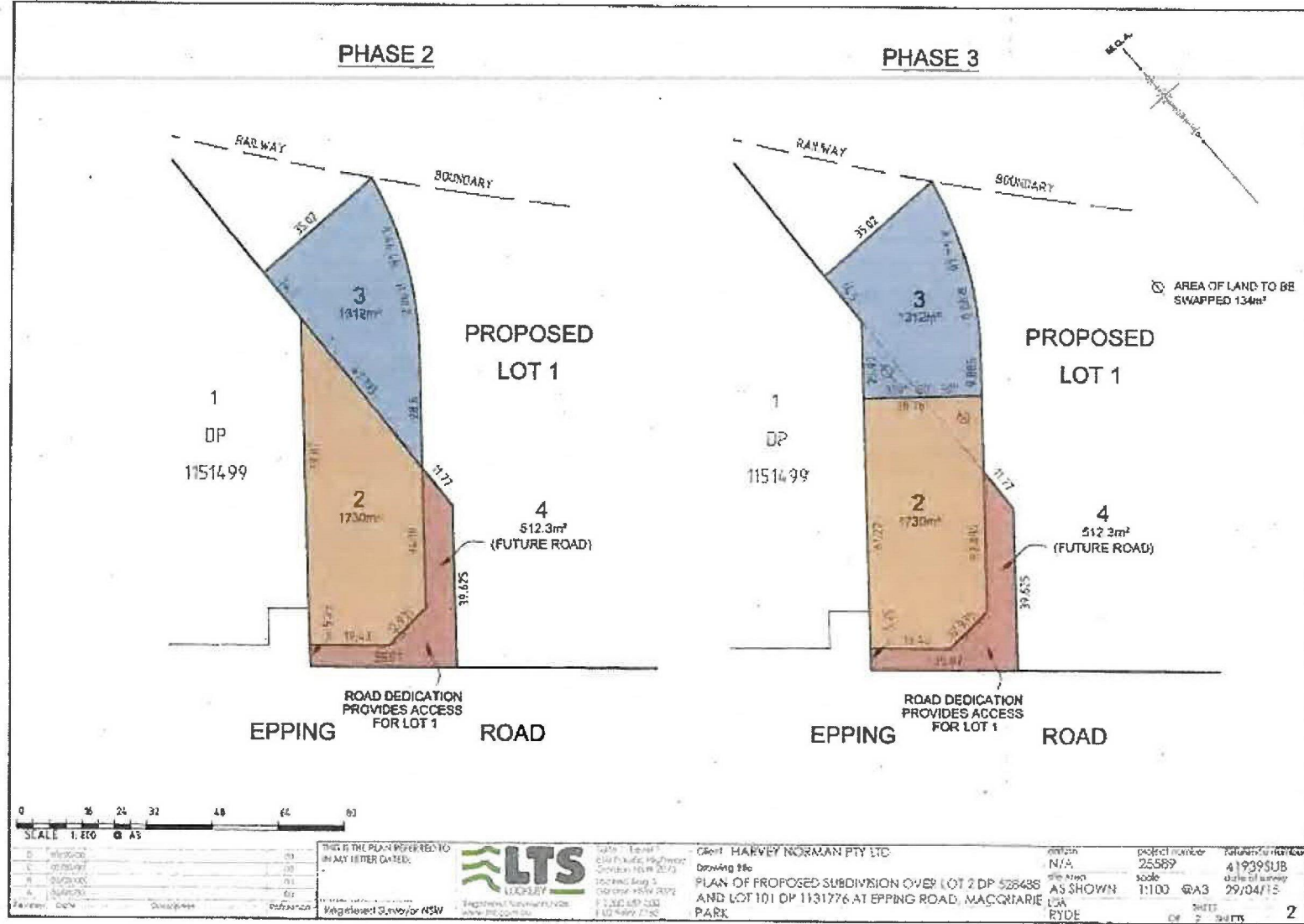
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ITEM 4 (continued)

ATTACHMENT 1



ITEM 4 (continued)

ATTACHMENT 2

PROPOSED AMENDMENTS PART 1.4- "PURPOSE OF THIS PLAN" OF THE NORTH RYDE STATION PRECINCT DEVELOPMENT CONTROL PLAN 2013

Delete Figure 1 and replace with the following:

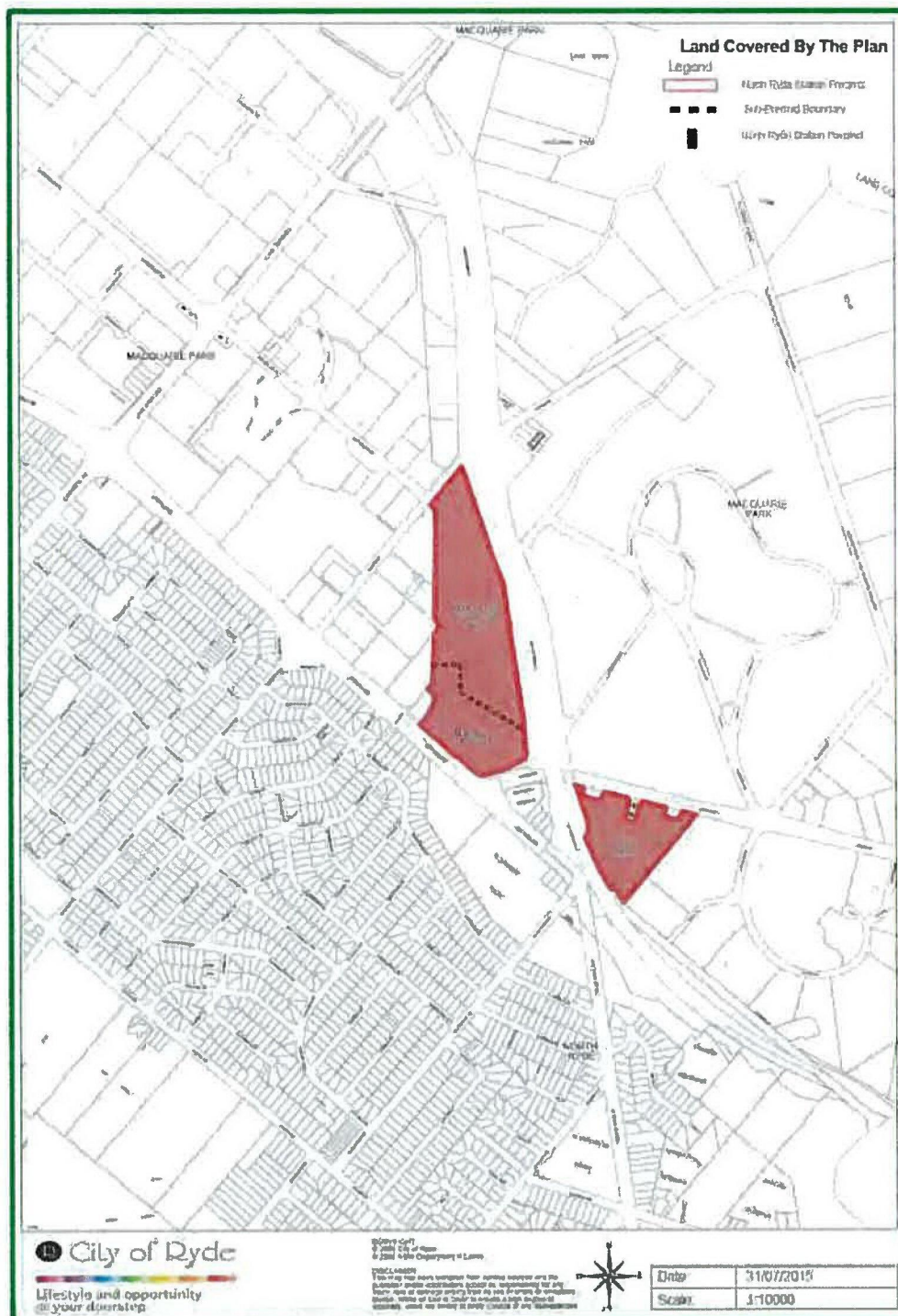


Figure 1 Land to which Plan applies

4 PLANNING PROPOSAL - 25-27 AND 29 EPPING ROAD, MACQUARIE PARK

Note: Councillor Salvestro-Martin was not present for consideration or voting on this Item.

RESOLUTION: (Moved by Councillors Chung and Perram)

- (a) That Council note the Planning Proposal for 25-27 and 29 Epping Road, Macquarie Park.
- (b) That Council forward the planning proposal for 25-27 and 29 Epping Road, Macquarie Park to receive a gateway determination in accordance with Section 56 of the *Environmental Planning and Assessment Act 1979*.
- (c) 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 be placed on public exhibition and a further report be presented to Council following the completion of the community consultation advising of the outcomes and next steps.
- (d) That Council amend the North Ryde Station Precinct Development Control Plan for 25-27 and 29 Epping Road Macquarie Park to update the map showing the land to which the plan applies and that this amendment be publicly exhibited concurrently with the planning proposal.
- (e) That Council indicate to the Department of Planning and Environment that support for this Planning Proposal does not alter Council's long standing view that the integrity of current zoning (B3 and B7) and controls in Macquarie Park must be preserved.

Record of Voting:

For the Motion: The Mayor, Councillor Pickering and Councillors Chung, Etmekdjian, Li, Perram and Stott

Against the Motion: Councillors Laxale, Maggio and Pendleton

5 COUNCIL'S PROPOSED MEETING STRUCTURE 2015-2016

Note: Councillor Salvestro-Martin arrived at the meeting at 8.25pm during discussion on this Item.

RESOLUTION: (Moved by Councillors Chung and Pendleton)

- (a) That Council endorse Option A as set out in this report, with the deletion of dinner on weeks 2 and 3, as Council's adopted Council and Committee Meeting structure (four weekly meeting cycle) for a period of 12 months until September 2016, or the next Local Government election, whichever occurs first. Option A is set out below:-

Timeline

Planning Proposal 25-27 and 29 Epping Road, Macquarie Park

Milestone	Anticipated Start Date	Anticipated Finish Date
Council resolution to proceed to Gateway Determination	25 Aug 15	25 Aug 15
Date sent to Department for Gateway Determination	2 Sep 15	2 Sep 15
Date of Gateway Determination	31 Oct 15	31 Oct 15
Public exhibition period	20 Nov 15	18 Dec 15
Post exhibition consideration of submissions & proposal / preparation of report to council	18 Dec 15	Mar 15
Report to council re community consultation	Apr 15	Apr 15
Submission to the Department to finalise LEP	May 15	May 15
Anticipated date of "gazettal"	May 15	May 15