

5 MARCH 2015

LATE ITEMS

**Ordinary Meeting of Council Meeting No. 4/15
TUESDAY, 10 MARCH 2015**

**Council Chambers, Level 6, Civic Centre,
1 Devlin Street, Ryde - 7.30pm**

Meeting Date: Tuesday 10 March 2015

Location: Council Chambers, Level 6, Civic Centre, 1 Devlin Street, Ryde

Time: 7.30pm

Council Meetings will be recorded on audio tape for minute-taking purposes as authorised by the Local Government Act 1993. Council Meetings will also be webcast.

NOTICE OF BUSINESS

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LATE ITEMS

PRECIS OF CORRESPONDENCE

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LATE ITEMS**PRECIS OF CORRESPONDENCE****5 UPDATE - PRE-GATEWAY REVIEW - 111 WICKS ROAD AND 29, 31-35
EPPING ROAD, MACQUARIE PARK**

Report prepared by: Executive Assistant to Group Manager
File No.: LEP2013/10/008 - BP15/279

CORRESPONDENCE:

Submitting correspondence from the Department of Planning and Environment dated 26 February 2015, regarding the Department's response to the request for a Pre-Gateway Review in relation to the site at 111 Wicks Road and 29, 31-35 Epping Road, Macquarie Park.

RECOMMENDATION:

That the correspondence be received and noted.

ATTACHMENTS

- 1 Letter from NSW Planning and Environment dated 26 February 2015 - Refer to the request for a Pre-Gateway Review related to a site at 111 Wicks Road and 29, 31-35 Epping Road, Macquarie Park PGR-2014-RYDEC-005-00.

Report Prepared By:

Sandra Warbrick
Executive Assistant to Group Manager

Report Approved By:

Meryl Bishop
Manager - Urban Planning

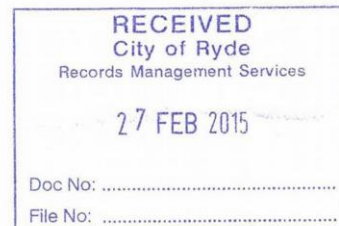
Dominic Johnson
Group Manager - Environment and Planning

PRECIS OF CORRESPONDENCE 5 (continued)

ATTACHMENT 1



**Planning &
Environment**



Ms Gail Connolly
General Manager
City of Ryde
Locked Bag 2069
NORTH RYDE NSW 1670

14/09316

Dear Ms Connolly *Gail*

Re: Request for Pre-Gateway Review – PGR_2014_RYDEC_005_00

I refer to the request for a Pre-Gateway Review related to a site at 111 Wicks Road, 29, 31 – 35 Epping Road, Macquarie Park.

The proposal seeks to amend Ryde Local Environmental Plan 2014 by:

- rezoning 111 Wicks Road from zone B3 Commercial Core and zone B7 Business Park (Wicks Road access handle) to a single zone B4 Mixed Use;
- introducing a maximum site Gross Floor Area (GFA) of 51,500sqm and a maximum GFA of 29,000sqm for hotel and residential uses (resulting in an FSR of 2.68:1 for the site); and
- achieving a maximum height increase from 30m to heights of 99m for 111 Wicks Road and 55m for 31-35 Epping Road.

I have considered the request for review, together with the advice of Council, dated 10 August 2014 and I have determined that the proposal is not eligible for independent review by the Joint Regional Planning Panel at this time for the following key reasons:

1. The proposal is inconsistent with the State's strategic direction for Macquarie Park Corridor set out in draft Inner North Subregional Strategy (2007) and the recently released *A Plan for Growing Sydney*.
2. The proposal is inconsistent with the following section 117 Directions:
 - 1.1 Business and Industrial Zones
 - 7.1 Implementation of *A Plan for Growing Sydney*.
3. The proposal is inconsistent with Ryde Council's local planning strategy which is to retain Macquarie Park as a commercial precinct.
4. The proposal introduces buildings heights that are not in keeping with surrounding development or proposed planning controls for sites to the west and north and other sites along Epping Road and Wicks Road.

PRECIS OF CORRESPONDENCE 5 (continued)

ATTACHMENT 1

The longer term future for Macquarie Park should be guided by *A Plan for Growing Sydney* and a subregional growth and infrastructure plan developed in consultation with the community and Council. As the subregional planning is currently under development it would be premature to proceed with a review of the proposal at this time.

If you have any further queries in regard to this matter, please contact Ms Sandy Shewell of the Metropolitan Region (East) Branch of the Department on (02) 8575 4115.

Yours sincerely



Marcus Ray
Deputy Secretary
Planning Services

26/02/2015

**6 PLANNING PROPOSAL TO REZONE THE RYDE CIVIC CENTRE
PRECINCT**

Report prepared by: Executive Assistant to Group Manager
File No.: LEP2012/15 - BP15/275

CORRESPONDENCE:

Submitting correspondence from Marcus Ray, Deputy Secretary Planning Services – Department of Planning and Environment, dated 24 February 2015, regarding the planning proposal to rezoning the Ryde Civic Centre site and how the rezoning will fit with 'A Plan for Growing Sydney'.

RECOMMENDATION:

- (a) That the correspondence be received and noted.
- (b) That the General Manager provide a response to the Department of Planning and Environment on how the planning proposal for the rezoning of the Civic Centre aligns with the State Government's vision articulated in 'A Plan for Growing Sydney' and justifies the proposed rezoning.

ATTACHMENTS

- 1 Letter from NSW Planning and Environment dated 24 February 2015 - refer to the planning proposal to rezone the Ryde civic centre precinct from B4 mixed use to SP2 community facility and public Administration building.

Report Prepared By:

Sandra Warbrick
Executive Assistant to Group Manager

Report Approved By:

Meryl Bishop
Manager - Urban Planning

Dominic Johnson
Group Manager - Environment and Planning

PRECIS OF CORRESPONDENCE 6 (continued)

ATTACHMENT 1



Ms Gail Connolly
General Manager
Ryde City Council
Locked Bag 2069
North Ryde NSW 1670

15/02415

Dear Ms Connolly *Gail*

I refer to the planning proposal to rezone the Ryde Civic Centre precinct from B4 Mixed Use to SP2 Community Facility and Public Administration Building.

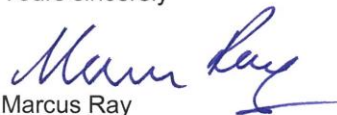
On 14 December 2014, the NSW Government released *A Plan for Growing Sydney*. The plan identifies Ryde as a centre for urban renewal investigation as part of a corridor from Parramatta to the Sydney CBD. In this regard, ensuring an appropriate planning framework for the precinct is essential to the long term success of the Ryde centre.

Whilst the proposal aims to maintain the current uses on the site, the proposal, if supported, would reduce the permissible height of buildings and may restrict flexibility in development outcomes for the site in the future. This would be contrary to the Government's strategic direction for the Sydney metropolitan area, as set out in *A Plan for Growing Sydney*. The location of the Ryde centre within the Global Economic Corridor and the need for this corridor to provide growth in high-skilled jobs by expanding employment opportunities and mixed-use activities should be considered as part of any amendments to the Council's planning framework.

I would therefore ask Council to consider whether it intends to proceed with this proposal in its current form. Should Council wish for the planning proposal to proceed to finalisation, Council will need to demonstrate how the planning proposal aligns with *A Plan for Growing Sydney* and provide adequate justification of the proposed rezoning.

Should you wish to discuss this matter further, please contact Mr Simon Manoski, Acting General Manager, Metropolitan, at the Department on (02) 8575 4139.

Yours sincerely


Marcus Ray
Deputy Secretary
Planning Services
24/02/2015

