

**17 SEPTEMBER 2015**

**LATE ITEMS**

**Ordinary Meeting of Council Meeting No. 17/15  
TUESDAY, 22 SEPTEMBER 2015**

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

**Meeting Date:** Tuesday 22 September 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**

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## **LATE ITEMS**

### **PRECIS OF CORRESPONDENCE**

#### **5 PROPOSED PARK - 45-61 WATERLOO ROAD, MACQUARIE PARK**

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**Report prepared by:** Acting Manager - Urban Planning

**File No.:** ENV/08/3/8/14/12 - BP15/1388

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#### **CORRESPONDENCE:**

Submitting correspondence from the Department of Planning and Environment and Government Property NSW regarding the next steps for Council to secure the delivery of a new public park at 45-61 Waterloo Road, Macquarie Park.

Following Council's resolution of 9 June 2015 to seek guarantees from the NSW government for the provision of a 7000sqm park and related \$6 million funding, the General Manager convened a meeting with senior representatives from the Department and Government Property NSW on 14 August 2015.

In order to address Council's concerns regarding the lack of certainty that the park and associated funding would be provided, the Department (DPE) and Government Property NSW (GPNSW) agreed to the following approach:

- GPNSW to submit a Planning Proposal to rezone the land 'RE1 Public Recreation' and transfer the FSR from the park area to the remainder of the site;
- Following gazettal of the rezoning, GPNSW to submit a subdivision application to Council to create a separate parcel for the park;
- Council to purchase the park from GPNSW at an agreed value and embellish in accordance with revised milestones; and
- DPE will update the funding agreement to provide Council with flexibility in the \$6 million funding split between acquisition and embellishment costs.

GPNSW is currently preparing the Planning Proposal and it is intended to be presented to Council at the October meeting. DPE is currently collaborating with Council and revising the funding agreement.

#### **RECOMMENDATION:**

- (a) That the correspondence be received and noted.
- (b) That the General Manager's actions and progress on this matter be noted.

**PRECIS OF CORRESPONDENCE 5 (continued)**

**ATTACHMENTS**

- 1** Waterloo Road 45-61, Macquarie Park - Proposed Park - Department of Planning and Environment
- 2** 45-61 Waterloo Road, Macquarie Park - Government Property NSW

Report Prepared By:

**John Brown**  
**Acting Manager - Urban Planning**

Report Approved By:

**Sam Cappelli**  
**Acting Group Manager - Environment and Planning**

**PRECIS OF CORRESPONDENCE 5 (continued)**

**ATTACHMENT 1**



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



15/12673

Dear Ms Connolly

Thank you for meeting with the Department and Government Property on the 14 August 2015 to discuss the proposed pathway to secure the delivery of a new public park at 43-61 Waterloo Road, Macquarie Park.

As agreed, the most appropriate approach to secure the transfer of land for the new park is a planning proposal to rezone the land RE1 Public Recreation. The planning proposal should also transfer FSR from the park area to the remaining site and identify the park for acquisition by Council.

Government Property will be responsible for preparing the planning proposal and will aim to submit the planning proposal for consideration at the next Council meeting on the 22 September 2015.

The Department acknowledges the need to update the funding agreement to provide Council with additional time to secure land for the delivery of the new park. As agreed, the Department will update the funding agreement once the revised milestones are provided and agreed with Council.

Office of Strategic lands will be engaged to provide independent valuation advice and the Department will also consider the need to provide additional flexibility in the funding split between the acquisition and embellishment costs identified in the funding agreement.

I look forward to continuing to work with Council to secure the delivery of a new park at Waterloo Road. Please don't hesitate to contact me on 9228 6407 if you have any further enquiries.

Yours sincerely



18/8/15

**Michael File**  
**Director Urban Renewal**

**PRECIS OF CORRESPONDENCE 5 (continued)**

**ATTACHMENT 2**



18 August 2015

The General Manager  
City of Ryde Council  
Locked Bag 2069  
Ryde NSW 1670

Attention: Ms Gail Connolly

Dear Ms Connolly, *Gail*

**RE: 45-61 WATERLOO ROAD, MACQUARIE PARK – PROPOSED PARK**

Further to our meeting on 14 August 2015, we write to reconfirm Government Property NSW (GPNSW) commitment to working with the Department of Planning & Environment (DPE) and Ryde City Council (Council) to provide Council with a portion of the GPNSW site at 45-61 Waterloo Road, Macquarie Park (the Site) for use as a park.

In order to facilitate this, the following tasks were agreed at our meeting:

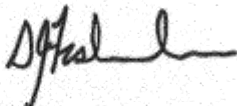
1. GPNSW will assist Council by preparing the required planning proposal to facilitate the park outcomes. GPNSW will engage a planning consultant to prepare the planning proposal which will include the following:
  - a. rezoning an area on the Site 'RE1' to identify the park
  - b. transferring the FSR from the park area to the remainder of the site
  - c. identifying the land for acquisition by Council for the purpose of a public park
  - d. the timing which council will embellish the park, reflective of the revised Milestones in the DPE funding agreement

Note: The planning proposal will be submitted to Council for endorsement and Gateway determination as soon as practically possible. Advancing the planning proposal following Gateway determination may not occur until the exact location/size of the park is determined, which will occur once the first stage of the Site's sale process has concluded.

2. A draft land subdivision Development Application creating a separate parcel of land for the park area has been completed. Submission to Council will occur following the gazettal of the above planning proposal. Once approved and the separate land titles registered, the land ownership for the park will be transferred to Council at an agreed value.
3. DPE will engage OSL to prepare an independent land valuation for the park area which will be used to determine the value and sale price to be paid by Council for the park land.

Steve Lucas, Senior Manager at GPNSW, will continue to liaise with your team on this project. Should you wish to discuss this matter further please contact Steve or myself.

Yours sincerely

A handwritten signature in black ink, appearing to read "Stacey Fishwick".

**Stacey Fishwick**  
Director, Major Projects  
Government Property NSW

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