

Wednesday 5 December 2018

## **CITY OF RYDE REJECTS PLANNING PROPOSAL FOR 112 TALAVERA ROAD AND DEMANDS STATE GOVERNMENT DO THE SAME BY 31 DECEMBER 2018**

The City of Ryde has called on the State Government to support its recommendation to refuse a planning proposal which seeks to amend the building height and floor space ratio for 112 Talavera Road, Macquarie Park.

The planning proposal – submitted by Meriton – initially sought to increase the building height to 63 storeys, however, this was reduced to 42 storeys as part of an amended proposal by Meriton following concerns expressed by the community relating to height.

Despite the amended proposal, Council did not support the planning proposal at an Extraordinary Council meeting on Tuesday evening for the following reasons:

- The proposal does not meet community expectations identified in the objections received during the exhibition period;
- There is a lack of supporting infrastructure provided by the State Government;
- The increase in height and density is not in the community interest noting the recent growth and development experienced in the wider Local Government Area;
- The proposal is not required for the City of Ryde to meet its housing target set by the Greater Sydney Commission's North District Plan.

The Council's recommendation will now be forwarded to the NSW Government, which is the consent authority for the proposal. Council has never had the power to refuse or approve the proposal.

City of Ryde Mayor, Cllr Jerome Laxale, said the submissions received during the community consultation highlighted the community concerns about the planning proposal as well as the impact on overdevelopment on the City of Ryde.

"Council received more than 400 submissions on this matter, of which the vast majority were against the planning proposal due to a range of concerns including traffic congestion, inadequate supporting infrastructure and loss of local amenity and character," Cllr Laxale said.

"People in Ryde are sick of State Government-enabled overdevelopment in Ryde. Priority precincts, the Medium Density Housing Code (MDHC) and State Government stacked planning panels are signs that they will continue to target Ryde despite considerable objections by the community."

Cllr Laxale urged the NSW Government to refuse the proposal by 31 December and highlighted Council's demands to the State Government to abolish priority precincts and exempt the City Of Ryde from the MDHC.

"Our community has seen straight through Mr Dominello's lies, smear and pre-election stunts. They know his record and they're angry. Our demands are simple; abolish priority precincts, exempt us from the MDHC and listen to our community."