

# STATEMENT OF ENVIRONMENTAL EFFECTS

## 45-61 Waterloo Road, Macquarie Park

**PROPOSAL:** To subdivide one Lot into two Lots including all associated works

**PROPERTY:** No. 45-61 Waterloo Road, Macquarie Park.  
Lot 102 in D.P. 1130630

**PREPARED FOR:** Government Property New South Wales (GPNSW)

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## 1.0 Introduction

This Statement of Environmental Effects is to accompany an application to Ryde City Council to subdivide one existing Lot into two.

The site is currently zoned as B3 Commercial Core zone under the Ryde Local Environmental Plan 2014, Land Zoning Map.

The existing site comprises a 3.9 hectare block of land with one local road access being Waterloo Road along a 198.8m front face. This application includes all associated works i.e. drainage, electricity, water supply and the construction of appropriate access ways for the subdivided property. With the current state of the property having one dwelling, it is our opinion that the proposed subdivision does not affect the change of use of land.



**Figure 1: The proposed site for subdivision. (Source: SIX maps)**

For the purposes of this report the following documents have been used:

- Environmental Planning and Assessment Act 1979
- Ryde Local Environmental Plan 2014
- Ryde Development Control Plan 2014

Accompanying this Statement of Environmental Effects are the following supporting plans and documents:

- Detail survey prepared by Mepstead & Associates (Ref: 5115-DET\_1) dated 07 July 2014



- Contamination Investigation prepared by Noel Arnold & Associates dated 17 March 2015
- Preliminary Environmental Site Investigation dated 17 October 2013
- Plan of Proposed Subdivision prepared by Mepstead & Associates (Ref: 5115-SUB\_A) and dated 23 July 2015.

This report addresses the matters for consideration as set out in Section 79C (1) of the Environmental Planning and Assessment Act 1979 (Evaluation).

## 2.0 Site description

The address of the site is No. 45-61 Waterloo Road, Macquarie Park, known as Lot 102 in D.P 1130630. The property is generally rectangular with a frontage to Waterloo Road measuring 198.1m and a depth of 177.3m in which equates to an overall site area of 3.9 hectares. The property has one principle road frontage which is Waterloo Road. This road is serviced by public transport, namely the Macquarie Park train station, on the corner of Waterloo Road and Lane Cove Road and a local bus facility directly in front of the Lot.

The site currently contains;

- A single storey brick building roofed with metal
- Fencing as shown upon the detail survey (Ref: 5115-DET\_1) dated 07 July 2014
- A combination of unmanaged grassed areas, carpark area and mature vegetation particularly in the front, side and rear boundaries. Other vegetation can be seen scattered around the single dwelling and the north-eastern mid-section of the property (Ref: 5115-SUB\_A).

The following images show additional detail on the site in its current state:



**Figure 2: Looking South East along Waterloo Road**



**Figure 3: Looking South East along Waterloo Road, showing enclosed electrical plant**





**Figure 4: Looking North West from Waterloo Road, showing the brick building with metal roof**



**Figure 5: Looking South West from the grassed area towards the brick building with metal roof**





**Figure 6: Looking North West towards the brick building with metal roof and the brick shed**



**Figure 7: Looking north east showing the building located on lot 3 DP 1014894**

The subject site has several existing drainage easements as shown on the Plan of Proposed Subdivision.

Furthermore the site is situated under the Macquarie Park Corridor and has three building height designations under Ryde Local Area Plan 2014. These include 9.5m, 37m and 30m with the majority (70%) being designated under the 30m height restriction. Further the site is not affected by flooding, heritage and acid sulphate issues according to the Ryde Local Area Plan 2014 map content.

### **3.0 Local neighbourhood**

The site is within the land use zone of Commercial Core and falls under the Macquarie Park Corridor. The surrounding neighbourhood can be described as having an eclectic array of land zonings, with the north western area facilitating a Mixed Use zoning, south western location being predominately Medium Density Residential and north eastern section being designated as National Parks and Nature Reserves. The south eastern locality beyond the proposed land also has a diverse land zoning arrangement.

The site is in close proximity to many facilities and services. For example in a 10 kilometres radius there are shopping centres (including The Macquarie Shopping Centre - NSW second largest shopping mall), cafes, petrol stations and educational facilities particularly the Macquarie University which is approximately 1.5

km to the west. There are also pleasant green spaces in the local area. Lane Cove National Park is less than 2km away and the Northern Suburbs Memorial Gardens is 3.2 km towards the east.

## 4.0 The proposal

It is proposed that the existing single Lot be subdivided into a two Lot Title Subdivision. This newly proposed Lot (Lot 1) will be purchased by City of Ryde Council to designate as public Open Space as described under the Macquarie Park Corridor 5.0 (Public Domain). The basic proposal and its surroundings are indicated below.



**Figure 8 : Proposed subdivision and other details. (Image source: SIX maps)**

More specifically the areas of the two proposed lots are as follows:

- Lot 1: Area 7000 m<sup>2</sup>
- Lot 2: Area 31,987 m<sup>2</sup> (3.198 Ha)

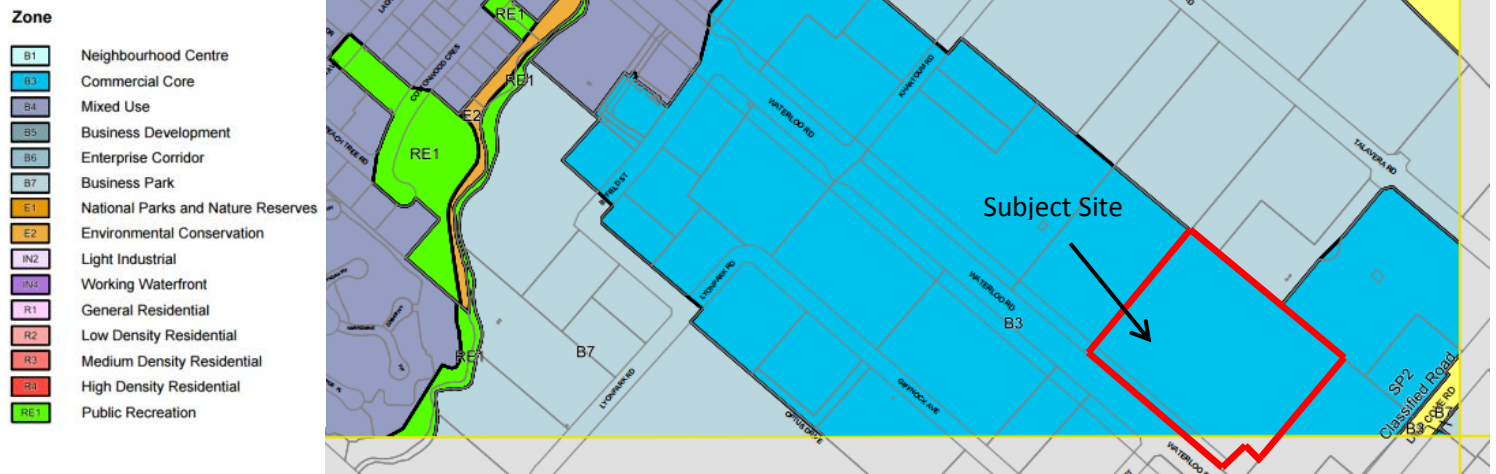
The Plan of Proposed Subdivision prepared by Mepstead & Associates (Ref: 5113-SUB\_B) figured below shows the plan of subdivision in further detail.





## 5.0 Development compliance

The Lot is zoned as B3 Commercial Core under the Ryde Local Environmental Plan 2014. The site has an area of 3.9 hectares. The adjoining lands have a diverse array of land zoning, although the immediate area has similar land use zoning of Commercial Core.



**Figure 10: Land zoning map for the Macquarie Area. (Source: Ryde Local Environmental Plan 2014)**

This subdivision is not classified as either exempt or complying development under State Environmental Planning Policy (Exempt and Complying Development Codes) 2008. The proposal therefore is subject to the following controls:

- Environmental Planning and Assessment Act 1979
- Ryde Local Environmental Plan 2014
- Ryde Development Control Plan 2014
- Macquarie Park Corridor (Public Domain section 5.0)
- SEPP 55 (Remediation of Land)

### 5.1 Ryde Local Environment Plan 2014

The objectives of B3 Commercial Core zone under the Ryde Local Environment Plan 2013 are:

- *To provide a wide range of retail, business, office, entertainment, community and other suitable land uses that serve the needs of the local and wider community.*
- *To encourage appropriate employment opportunities in accessible locations.*
- *To maximise public transport patronage and encourage walking and cycling.*

The proposal satisfies the objectives of the zone because:



- All services to the two proposed Lots already exist, including public transport and footpath that encourages walking and cycling.
- The subdivided lot sizes satisfy minimum requirements under Ryde Local Environmental Planning Act 2014, within the Commercial Core Zone.
- No extensive physical works will be undertaken for this proposal and all requirements in Ryde DCP and associated LEP are met. This ensures that the Commercial Core of the land is maintained.

Heritage, foreshore, acid sulphate, flooding and terrestrial biodiversity have been assessed according to the Ryde Local Environmental Plan 2014 map content and are not issues for this particular site.

## 5.2 Ryde Development Control Plan 2014

The development requires the adherence to the sections in the Ryde Development Control Plan 2014, namely the sections of Macquarie Park Corridor, therein the 5.0 Public Domain. The following section outlines important elements for the proposal in which satisfy the future vision of the Macquarie Park Corridor, being:

*“Macquarie Park will mature into a premium location for globally competitive business 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 settings, with three accessible and vibrant railways areas providing focal points. 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”.*

Urban Structure Plan; The DCP encourages the development centred on Waterloo Road with proposed transitions through the Business Park areas to the lower scaled residential areas adjoining the Macquarie Park Corridor. The DCP also encourages the Commercial Core zone to evolve from its business park roots to become an urban employment centre that is supported by key public transport infrastructure notably the Epping to Chatswood Rail Link which opened in 2009 and is due to be expanded to link to Sydney’s north west.

Under the Macquarie Park Corridor the subject site is stated as a planned Open Space Network under the term; Central Park. Refer to Figure 11 below.

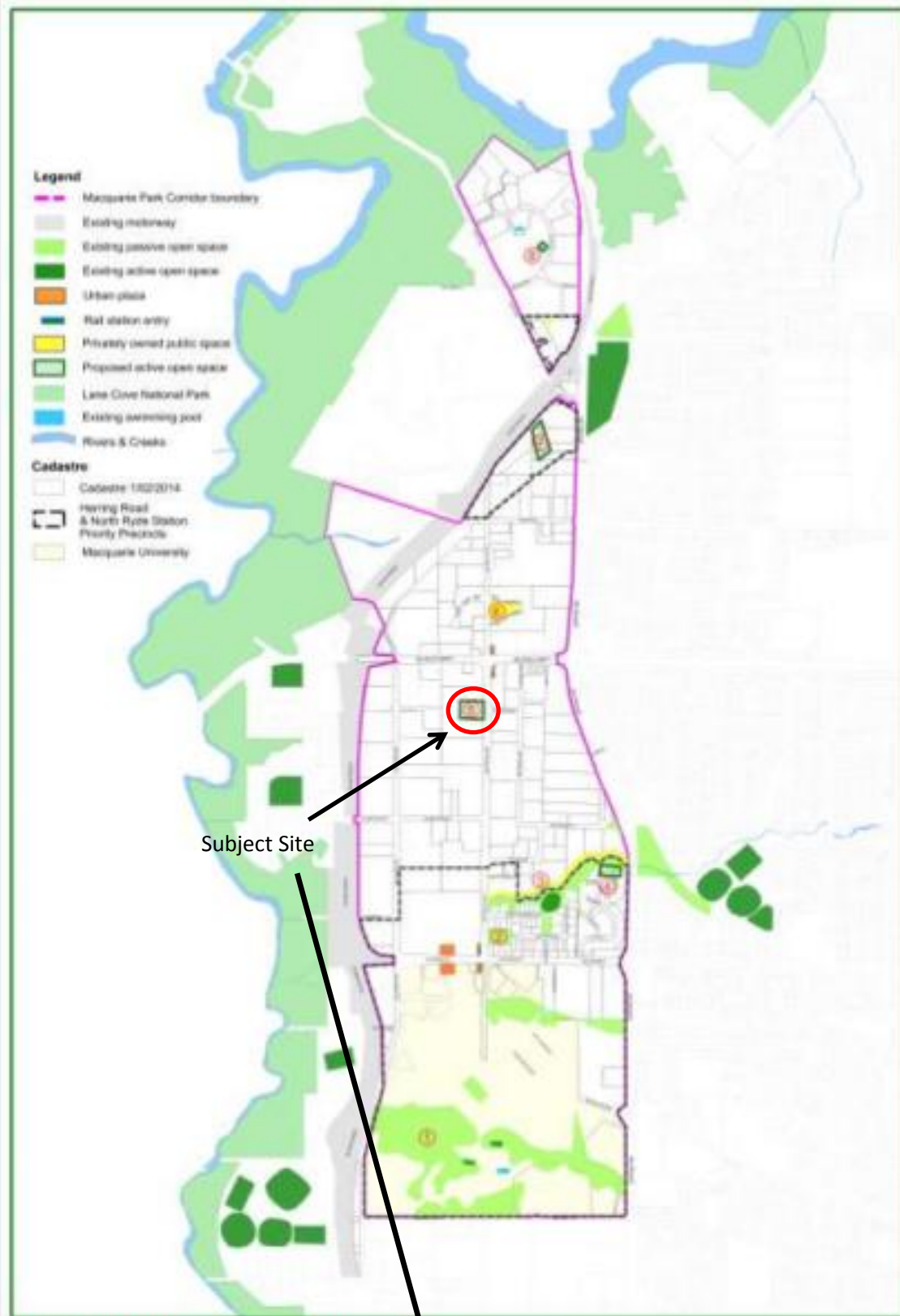


Figure 5.1.1 Proposed Open Space network

- |                                    |  |                                     |
|------------------------------------|--|-------------------------------------|
| 1. Macquarie University open space | 3. Shrimpton's Creek Riparian Corridor | 6. Thomas Holt Drive Park           |
| 2. Elouera Reserve                 | 4. Shrimpton's Creek Park              | 7. North Ryde Station Precinct Park |
|                                    | 5. Central Park                        | 8. Riverside Park                   |

Figure 11: Showing planned Open Space Network and the newly subdivided Lot 1 as Central Park



The controls for each of the 8 dedicated Open Space Networks are as follows:

- Provide public open space as shown in Figure 5.1.1 Open Space Structure Plan and in accordance with table 5.2.1 (refer to table 1 in this report) and sections 5.3 – 5.6 of this Part (which contain specific requirements for each park). To vary public open space requirements refer to master plan controls clause 8.1.a – Site Planning and Staging
- Buildings are not permitted to be located on any proposed new park identified in The Open Space Structure Plan identified in Figure 5.1.1
- Parks are to be dedicated to the Council, unless by agreement with Council where they may be provided as privately owned public space (POPS).
- New parks are to be maintained by the landowner until dedicated to Council.
- POPS are to be created as rights of way in favour of Council.
- POPS are to be maintained by the landowner in perpetuity. Public Liability Insurances up to \$20,000,000 are to be maintained by the landowner.
- At least 50% of new public space is to receive 3 hours direct sunlight between 9am and 3pm on June 21
- Active frontages are to be provided in accordance with Section 6 Active Frontage controls. 4.5 Macquarie Park Corridor 30 Development Control Plan 2014 Effective 1 July 2015
- Provide internet connection to all publicly accessible space in Macquarie Park, particularly new parks
- Provide Open Space in accordance with Table 5.2.1 Controls for Open Spaces (refer below)

Further the controls for Central Park more specifically include:

Park name and address	Area Dimensions	Specific controls	Function and Indicative character
Central Park 43-61 Waterloo Road	1 Ha 75 m x 100 m (if the dimensions are altered a min. 65m is required in any direction)  The park layout is to be generally in accordance with Figure 5.3.1	<ul style="list-style-type: none"> <li>• Central Park is to be located abounding Waterloo Road. Implement new roads in accordance with Figure 4.1.1 on two sides of the Central Park. (Note: Central Park will therefore have roads on three sides)</li> <li>• Provide 10 park benches and 10 bicycle parking spaces</li> <li>• Where practicable provide turf detention basin to minimum 50% of park area as the Central Park is on the overland flow alignment</li> </ul>	<p>A multi-function park that provides for: Active recreation (informal sport) Passive recreation Community events (e.g. cinema, expos etc.) Children's play</p> <p>Refer Figures 5.3.2 5.3.3 5.3.4</p>

**Table 1: Specific controls adopted from the Open Space Network section (5.2.1) under Macquarie Park Corridor**

- Refer to the Macquarie Park Public Domain Technical Manual for detailed design requirements.
- Provide pedestrian pathways and cycleway connections to adjoining public domain spaces.
- Accommodate a range of seating areas with prospect and views across open space.
- Provide a mix of paved and open lawn/ turf areas, shaded and sunny areas.
- Provide infrastructure (such as power and water supply to support events and where appropriate gas for BBQ facilities)

#### Paving

- Provide high quality pavement that relates to public domain of adjoining streets in accordance with Macquarie Park Public Domain Technical Manual.

#### Park furniture

- Install park lighting along key pedestrian routes. Reduce visual clutter by incorporating light fittings on built elements where possible
- Provide a generous quantum of seating in sun/shade areas.
- Locate bins at park entries/exits.
- Provide directional/ information signage at key zones.

#### Vegetation

- Minimum 20% consolidated area of the open space area should be provided as deep soil zone to establish large trees.
- Provide exotic and endemic species (minimum 60%), large scale shade trees (over 8m height).
- Protect and retain existing trees over 5m in height

#### Stormwater

- Implement water sensitive urban design. Provide for onsite absorption, manage water quality and run off on site.
- Improve stormwater treatment through site and explore possibilities for incorporating stormwater drainage infrastructure as an evocative element within the urban design.

The proposed subdivision will be used to comply with the Open Space Network for Central Park and under council will be further developed into a public park, in which details are provided within Ryde City Council's Development Control Plan, Part 4.5- Macquarie Park Corridor, item 5.0 Public Domain.



In our opinion, the proposal complies with the objectives and prescriptive measures listed in the Ryde Development Control Plan 2014, particularly future development from Ryde City under the Macquarie Park Corridor Public Domain section.

## **6.0 Existing infrastructure**

### **6.1 Drainage**

There are existing drainage easements 2.44 metre wide and 3.05 metres wide crossing the site at the south west corner. There is also an easement to drain water 1.5 wide generally along the Waterloo Road frontage.

### **6.2 Sewer**

There is an existing sewer junction located centrally along the north western boundary of the site at the low point. A Sydney Water sewer main also crosses the western corner of the site.

### **6.3 Potable water**

There is a 375mm potable watermain which exists in the road verge on the north eastern side of Waterloo Road. A section 73 from Sydney Water will be acquired before subdivision certificate is obtained.

### **6.4 Electricity**

The site is within the AusGrid network.

### **6.5 Telstra**

It has been determined that the site is connected to Telstra network with four other communications services located within the area, including APPT/ PowerTel, Amcom Pty Ltd and PIPE Networks, NSW.

### **6.6 Gas**

Reticulated gas supply is available in this area.

## **7.0 Section 79C (1) Assessment**

### **7.1 Planning instruments**

This proposal is subject to the following Environmental Planning Instruments:

- Environmental Planning and Assessment Act 1979
- Ryde Local Environmental Plan 2014
- Ryde Development Control Plan 2014
- Macquarie Park Corridor

## **7.2 Impact of the development**

As mentioned the proposal is for the subdivision of 1 Lot into 2 Lots, with an existing building already existing on Lot 2. There are no proposals for construction, and thus the impact of the development is likely to be negligible. Once Lot 1 is acquired for Open Space that will contribute positively to the overall precinct. The proposed open space lot has direct access to public transport which will enhance use of the site.

A contamination assessment has been undertaken which reveals that some remediation work may be required before the site is used for open space purposes. The site has sources of contamination in certain sample locations on the site according to the Contamination Investigation prepared by Greencap NAA. A search of NSW Environmental Protection Agency (EPA) records revealed the site has not been declared as contaminated or listed on the NSW contaminated sites register. Further, the possible asbestos piping dumped near the entrance gates needs to be disposed.

No loss of either flora or fauna will occur as a result of the proposed subdivision of this vacant Lot.

There will be a net positive in regards to social elements by creating a designated Open Space lot that is supported by key public transport infrastructure.

## **7.3 Sustainability of the site**

The sustainability of the site under this application is negligible, however after the land is obtained by the City of Ryde and used as Open Space the site will be enhanced.

The parent lot is already connected to infrastructure including potable water, communication facilities, electricity, and gas.

There is minimal effect on the flora and fauna of the site and will be enhanced in the future.

## **7.4 Public Interest**

Although the current application will have negligible effect or interest on the public the future works from this application are very likely to be positive, as it will provide a public Open Space that is directly in line with Macquarie Park Corridor under section 5.0 Public Domain. Further the surrounding neighbourhoods will benefit in the future, having access to; recreation night uses (cinema), ground gatherings (bbq areas), large turfing area, seating wall steps, detention basin, passive recreation area, informal café/ seating and a main plaza.

## **8.0 Conclusion**

The proposal set out in this report has been assessed against the requirements of Section 79C (1) of the Environmental Planning and Assessment Act 1979.

The report has indicated the intent of the development to subdivide 1 Lot into 2 Lots that have an area of 7000m<sup>2</sup> and 3.2 ha respectively. This report has demonstrated that the proposal satisfies the Ryde Local Environmental Plan 2014, the relevant section under Ryde Development Control Plan (Macquarie Park Corridor, therein section 5.0 Public Domain). Lot 1 is intended to be purchased by City of Ryde and utilised as Open Space and named Central Park. As such the proposal will dramatically change the built form in



accordance with the vision of the Macquarie Park Corridor, providing high-quality, well designed, safe and liveable environments that reflect the natural settings.

It is considered that this Statement of Environmental Effects has satisfactorily shown that the proposal meets all necessary requirements for Council approval.

Therefore we seek Council's consideration and approval of the application.