



21 November 2018

Mr George Dedes
General Manager
City of Ryde Council
Locked Bag 2069
NORTH RYDE NSW 1670

Sydney Business Chamber
Level 23, 45 Clarence St
Sydney NSW 2000

GPO Box 4280
Sydney NSW 2001

P: (02) 9350 8119
E: enquiries@thechamber.com.au

Via email cityofryde@ryde.nsw.gov.au

Dear Mr Dedes,

RE: Planning Proposal -112 Talavera Road, Macquarie Park

The Sydney Business Chamber (the Chamber) welcomes the opportunity to comment on the planning proposal for 112 Talavera Road Macquarie Park and associated amendments to the Ryde Local Environment Plan (LEP 2014).

The Chamber is a division of the NSW Business Chamber and represents Sydney's leading corporations as well as organisations from the government and not-for-profit sectors. The Chamber strives to identify, develop and promote the major issues that contribute to economic activity and growth in Australia's global city, Sydney. This is achieved on behalf of business by representation and collaboration with governments at the local, state and federal level.

The Chamber takes an active interest in Macquarie Park as a critical location for business housing and employment growth for Sydney. Macquarie Park is accessible by a range of transport options, including train and on demand bus services. With Sydney Metro under construction, the connectivity of Macquarie Park to other centres, such as St Leonards and Crows Nest, will only be increased in the future providing excellent alignment to NSW Government strategies to increase development in locations close to transport infrastructure.

We note that as part of the planning proposal, amendments are required to the LEP 2014 that include:

- Amending the Height of Buildings Map to give the land a maximum building height of 18.5 metres, 90 metres and RL 243 (the land currently has height controls of 45 metres and 90 metres).
- Amending the Floor Space Ratio Map to give the land a FSR control of 6.5:1 (the land currently has a floor space ratio control of 4.5:1).
- Adding site specific provisions for design excellence for all developments on the site.

The Chamber appreciates community concerns in relation to the height of buildings. However these concerns need to be balanced against the benefits of allowing such development to occur and the planning outcomes if the current provisions of the LEP were left to stand.

Under the current zoning and height restriction, a proponent would be able to deliver the same yield by building 6 dense buildings at the same location.

By allowing the amendments to the LEP:

- Development is delivered via 4 taller but separated buildings
- Increase the amount of open space by 30% (including 1300m of public open space)
- Increase sunlight to open space by 91%
- Reduce overlooking and provide greater access to CBD and harbour views

The Chamber notes that as part of the proposed development, the proponent has committed to provide:

- 27 residential apartments to house key workers
- \$8.2 million to upgrade Christie Park into a regional sporting complex
- \$2 million for the development of a publicly accessible park within the development site

In light of these benefits, the Chamber strongly endorses the proposal to be accepted.

The Chamber thanks you for the opportunity to comment on the proposed development and looks forward to hearing further on its progress.

Yours sincerely

A handwritten signature in blue ink, appearing to read "Luke Aitken".

Luke Aitken
Senior Manager, Policy
Sydney Business Chamber