

26 September 2012

**110-114 Herring Road, Macquarie Park
(Concept Plan MP10_0112 & Project Application MP10_0113)**

PROPOSAL

This application seeks concept plan and stage 1 project approval for a mixed use development at 110 - 114 Herring Road. The site is located on the corner of Epping and Herring Roads at the southern entrance to Macquarie Park, within the Ryde Local Government Area. Macquarie University Railway Station and the Macquarie shopping centre are located approximately 500 metres to the north of the site. The site is currently occupied by the Stamford Grand Hotel.

The main activities associated with the Concept Plan (MP10_0112) as amended by the Preferred Project Report (PPR) include:

- The layout of seven building envelopes, open space and street network;
- Maximum Building heights(4-20 storeys);
- Maximum car parking numbers 741;
- A total of GFA of 52,059sq.m (576 units) and FSR of 2.33:1.

The main activities associated with the Stage 1 Project Application (MP10_0113) as amended by the PPR include:

- Demolition of all existing structures and improvements;
- Construction of the entire basement car park;
- Construction of 4 buildings (H, W, C and Y);
- Landscaping and public domain works; and
- Internal roads and services connections.

The Proponent for this application is Stamford Property Services Pty Ltd.

A detailed description of the proposal and its background is contained in the Department's Environmental Assessment Report.

DELEGATION TO THE COMMISSION

The project was referred to the Commission for determination under the terms of the Ministerial delegation dated 14 September 2011.

The Commission for this project comprised Ms Gabrielle Kibble AO (Chair) and Mr David Furlong. The Commission members visited the site independently and are familiar with the area.

DEPARTMENT'S ASSESSMENT REPORT

On 7 September 2012, the Commission received the Director-General's Environmental Assessment Report. The report provided a detailed assessment of key issues including:

- Built form;
- Open space;
- Traffic and parking;
- Residential amenity;
- Stormwater; and
- Road and pedestrian network.

The Department received a total of 28 submissions on the project comprising:

- Seven from public authorities (including City of Ryde Council); and
- 21 public submissions (16 of which objected to the proposal).

The key areas of concern included height and density, overshadowing of adjoining properties, inadequate setbacks, lack of non-residential floor space, traffic congestion and increased on street parking.

In response to the concerns raised during the exhibition period, the Proponent submitted a PPR which amended the exhibited scheme as follows;

	Exhibited Proposal	PPR
Building Height	4-22 storeys	4-20 storeys
Gross Floor Area	56,912sq.m	52,059sq.m (-4,853m ²)
FSR	2.54:1	2.33:1 (
Non Residential GFA (Building A)	1,110m ²	1,210m ² (+100m ²)
Apartments	626	576 (-50)
Parking Spaces	790	741 (-49)

The Department's assessment report concluded that the proposal is consistent with key strategic planning objectives which seek to increase densities near public transport, education and employment opportunities. The Department recommended that the proposal be approved subject to conditions to manage impacts and improve the future amenity of the proposal.

Key recommended conditions included;

- Reducing the height of 3 buildings (building C - 2 storeys, building D - 3 storeys and building W - 2 storeys);
- Deletion of part of Building M (4 storeys);
- Increase the separation between buildings D and L; and
- Reducing car parking rates in accordance with RMS's Guide to Traffic Generating Developments and Council's minimum DCP requirements.

The above amendments would reduce the FSR from 2.33:1 to 2.13:1, provide an improved height transition to surrounding sites, improve residential amenity, reduce car dependency in a well connected area and increase open space.

Meetings with Key Stakeholders

As a part of its consideration the Commission met with the Proponent, Ryde Council and the Department of Planning and infrastructure.

Ryde City Council

On 14 September 2012, the Commission met with Council officers to discuss the application. The key points raised by Council included:

- excessive Height and Floor Space Ratio;
- Council prefers the tallest building to face Herring Road rather than Epping Road;
- the proposal does not strictly align with Council's strategic vision for the site which seeks to focus height and density towards Waterloo Road;
- the need for open space and a secondary road network through Macquarie Park;
- traffic; and
- Council supports reduced car parking.

On 24 September 2012 Council submitted comments on the Department's recommended conditions for the Commission's consideration.

Proponent

On 14 September 2012, the Commission met with the Proponent to discuss the application. The key issues raised by the Proponent included:

- The Department's recommended height and FSR reductions are unnecessary as the site can accommodate the proposed density as the site is within close proximity to a train station, university, job opportunities and shops;
- The reduced FSR of 2.13:1 will result in little traffic improvement over the proposed FSR of 2.33:1;
- The recommended changes to the building heights are subjective;
- Prefers the PPR heights to be maintained and the whole of building M be deleted;
- Condition B23 - should not include storage in FSR calculations;
- Condition B2 - the recommended increase in building separation is unnecessary as the two buildings are diagonally opposite and potential privacy issues can be dealt with by screening.

Department of Planning and Infrastructure

On 19 September 2012, the Commission met with officers from the Department to discuss the application. The discussion focused on the recent development history of Macquarie Park, the rationale for the recommended height reduction and the merits of locating the tallest building on Herring Road rather than Epping Road.

COMMISSION'S COMMENTS

The Commission has carefully considered the Department's assessment report as well as submissions from Ryde Council, government agencies and the public. The Commission considers that the Department's assessment report and recommended conditions adequately address the key issues associated with the project.

The Commission considers that the proposal is acceptable as the site is strategically well located to accommodate higher density residential development. The Commission notes that Macquarie Park is experiencing a rapid transition from a light industrial, business park to a high technology specialised urban centre, which is supported by the recently constructed Epping to Chatswood rail line. The subject site lies within walking distance to the Macquarie University train station, the Macquarie University, a large shopping centre and employment opportunities. Given these attributes, the Commission considers that the site is suitable for higher density residential development.

The Commission has also carefully considered the Department's recommended amendments to the scheme and considers the changes would improve the overall development. The amendments will improve residential amenity, provide a better height transition to adjoining sites and increase the area of useable open space. Further, the Commission supports the reduction in car parking spaces at this location (in accordance with RMS guidelines) given the site is within easy walking distance of public transport (bus and train), which link the site to the city and other surrounding centres.

The Commission has made some minor amendments to a number of conditions, essentially to clarify the intent and timing of the conditions.

COMMISSION'S DETERMINATION

The Commission has carefully considered the Director General's Environmental Assessment Report, public and agencies submissions as well as briefings from the Department, the Proponent and Council.

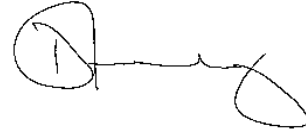
The Commission considers the proposal supports key strategic planning objectives by providing higher residential densities near public transport, education and employment

opportunities. The proposal will also contribute to meeting subregional housing targets and improve housing supply, choice and mix in the area.

The Commission therefore agrees with the Department's recommendation that the proposal should be approved subject to the recommended conditions.



Commission Member



Commission Member