

Daniel Keary  
Department of Planning and Infrastructure  
PO Box 39  
SYDNEY NSW 2001

Attention: Jane Flanagan

17 February, 2014

Dear Mr ~~Keary~~ *Dan*

**Stamford – 110 -114 Herring Road, Macquarie Park  
MP10-112(MOD2) & MP\_0113 (MOD1) – Response to Submissions**

Thank you for the opportunity to comment on the Response to Submissions (RTS) submitted by Urbis P/L on behalf of the proponent for the above development proposal.

Having reviewed the submitted information, Council's position is to object to the absence of 3 bedroom units in a development of this size and scale. Council's preferred option is for any large residential development to include at least 5 to 10% of its mix as larger units for the purposes of housing mix and housing choice.

The RTS claims that the approach to limit the unit mix to 1 and 2 bed units is supported by the objectives and better design practice of the Residential Flat Development Code (RFDC). In this regard, the RFDC refers to a "range of housing types" to "support the needs of society now and in the future". The objectives include the provision of a "diversity of apartment types which cater for different household types now and in the future". Better design practice includes providing "a variety of apartment types" (including 3 bedroom apartments) "particularly in large apartment buildings".

Refining the appropriate market mix for a location may include reducing the proportion of larger units as a whole; however, it should not include removing it completely.

Notwithstanding the protestation that the design approach is not being led by market demand, the arguments presented rely on recent sales data to justify the lack of larger apartment options including that, they are more difficult to sell quickly compared to smaller, less costly options. However, the fact that it may take a bit longer to sell a 3 bedroom unit should not mean that they become an excluded option altogether.

It is further noted that in the last two years there has been a number of large residential developments proposals in and around Macquarie Park which contain 3 bedroom apartments, as listed in the following table:

<b>Development Proposal</b>	<b>Total number of units</b>	<b>Number &amp; % of 3 bedroom units</b>
Major Project Application for <b>Allengrove Crescent , North Ryde (MP10_0037 MOD 1)</b>	<b>179 units</b>	<b>9 units = 5%</b>
Major Project Application for <b>150 Lane Cove Road, Lane Cove West (MP10_0148 MOD 1)</b>	<b>403 unit</b>	<b>21 units = 5%</b>
Major Project Application for <b>120-128 Herring Road, Macquarie Park (MP09_0218 MOD 1) Building A</b>	<b>129 units</b>	<b>8 units = 6%</b>
Major Project Application for <b>5 Whiteside Street , 14-16 David Ave, North Ryde (MP10_0165)</b>	<b>135 units</b>	<b>7 units = 5 %*</b> (Approximate based on amendments by PAC LDA yet to be submitted)

The shift to exclusively build and sell smaller apartment types for short term commercial benefit is not supported and will further compound the lack of housing choice and limit access to housing in this vibrant location to only certain household types for now and the future.

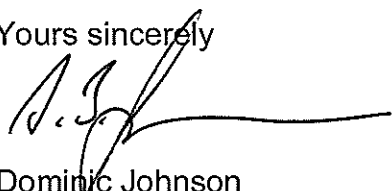
The demographic information is not surprising in illustrating that the population of a commercial / university precinct is atypical compared to less specialised suburbs. This is a reflection of the specialised character of Macquarie Park. It is worth noting that the subject site is separated from a "more typical" suburb by the width of Epping Road.

Any viable community requires housing choice. The lack of larger units excludes larger families Multi-generational residency in a place is not necessarily catered for in smaller units. The proponent is using data for Macquarie Park to justify the unit mix for a development located within Macquarie Park. However, the likelihood that the market for these units is restricted to people from Macquarie Park is highly remote. The sales data to date would no doubt reveal that they have been sold to people from many other places. The proposed mix means that the current demographic profile is also being promoted and perpetuated by limiting the offer on unit size.

As previous applications for this site have been determined by the NSW Planning and Assessment Commission, Council considers that the current modification should be directed to the PAC for determination. It should be the PAC that has the opportunity to consider modification of its earlier decisions.

Should you wish to discuss this matter further, please contact me on 9952 8190

Yours sincerely

A handwritten signature in black ink, appearing to read 'D. Johnson', with a long horizontal flourish extending to the right.

Dominic Johnson  
Group Manager  
Environment and Planning