

Mr Reini Otter  
Executive General Manager, C&I and IP  
Frasers Property Australia Pty Limited  
Level 2, 1C Homebush Drive  
RHODES NSW 2138

4 June 2018

Our Ref: D18/130509

Dear Mr Otter, *Reini,*

**Re: Amended Scheme 396 Lane Cove Road & 2 Coolinga Street, Macquarie Park**

Reference is made to our meeting on 24 May 2018 and the proposed Amended Scheme submitted to Council on 29 May 2018 accompanied by plans and additional information in regard to overshadowing (Attached).

After review I can confirm that should this Amended Scheme be submitted to Department of Planning and Environment without further amendment that City of Ryde withdraws its objection to MOD 2 to MP09\_0209.

I note specifically that your Modification Application will be amended to:-

- Increase the width between buildings
- Increase the size of the landscaped area which will be publicly accessible
- Improve the connections through the site and reduce the length of Building A

The Amended Scheme has responded to Council's key concerns and those of our Urban Design Review Panel.

I would like to thank Frasers Property for being proactive and willing to making these improvements to address Council's concerns.

Should you require any additional clarification please contact me on 9952 8190 or 0409 032 422.

Yours sincerely

*[Signature]*  
Liz Coad  
Director City Planning and Development

*4/6/2018*

Attached: Letter on Amended Submission – MOD 2 to MP 09\_0209 from Frasers Property dated 29 May 2018

CC: Mr Ben Lusher – Key Sites Assessment, Department of Planning and Environment

29 May 2018

Liz Coad  
Director City Planning and Development  
City of Ryde Council  
1 Pope Street  
Ryde NSW 2112

Dear Liz

**Response to Council on MOD 2 to MP 09\_0209  
396 Lane Cove Road & 2 Coolinga Street, Macquarie Park**

Thank you for meeting with us on 24 May 2018 regarding the second modification (MOD 2) to the Concept Plan (MP 09\_0209) for 396 Lane Cove Road and 2 Coolinga Street, Macquarie Park (the site). We appreciated the opportunity to discuss Council's objection to the Modification Application, dated 26 April 2018, and the potential outcomes for the site with regard to the Urban Design Review Panel meeting minutes, dated 12 April 2018, and the process to date.

As requested, this letter details an Amended Scheme for the site that presents a substantial improvement on the active Concept Plan. The Amended Scheme addresses the comments of the Urban Design Review Panel (UDRP) and Council with recognition of the existing Concept Plan that is in force. We believe that it will deliver significant improvements and public benefits for Council, as well as for future workers and visitors to Macquarie Park.

The application demonstrates our commitment to invest in a substantial and high-quality commercial development within Macquarie Park, consistent with Council's long-term strategic vision for this area.

## **1.0 Introduction**

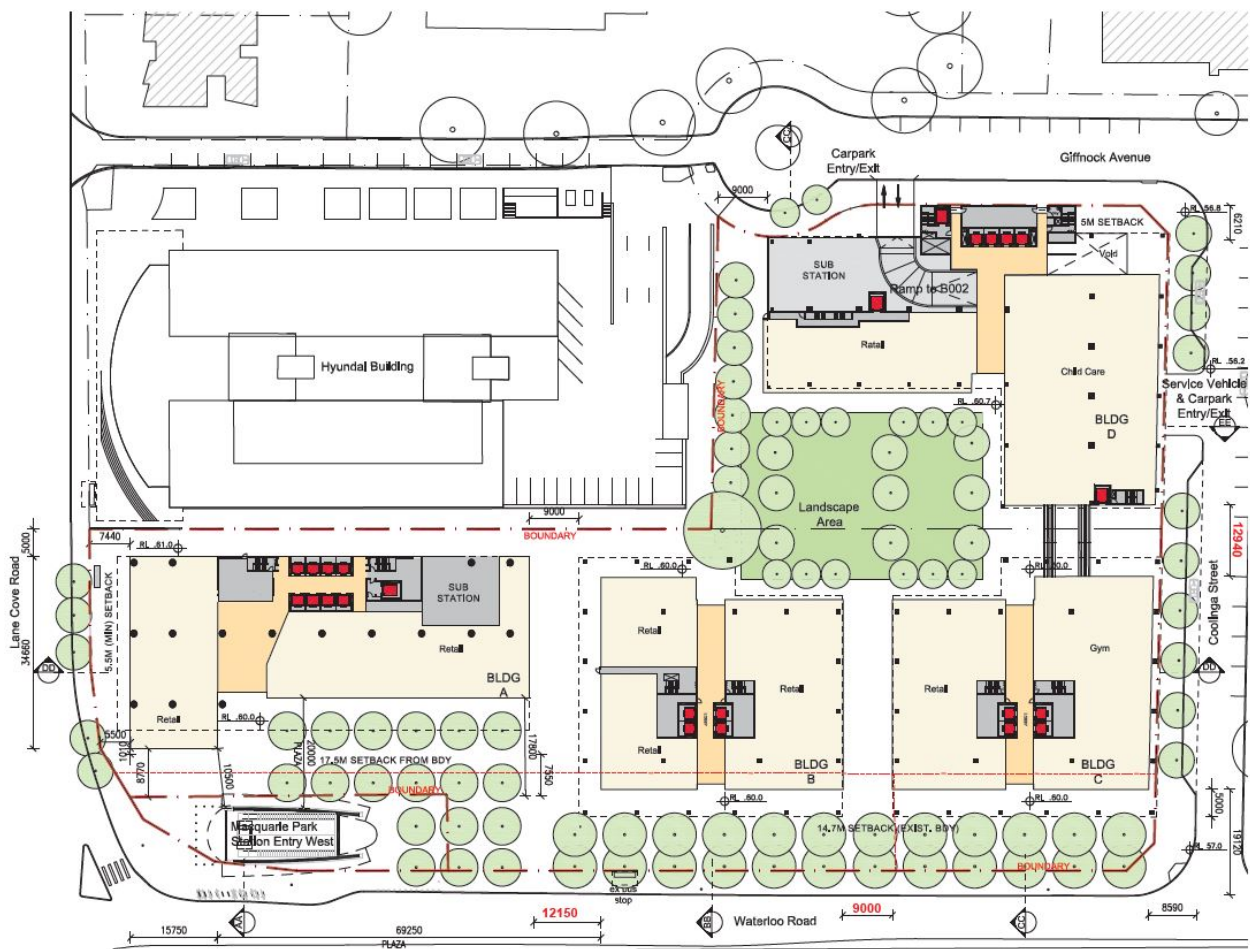
The intent of the Modification Application has been to create a more vibrant and attractive precinct for potential tenants, visitors and workers, within the confines of the active Concept Plan applying to the site. The modification does not alter the key aspects of the approval being the approved Gross Floor Area, maximum building heights, car parking numbers, contributions framework, or sustainability commitments. It proposes to reshape the building envelopes within the approved capacity for the site to provide:

- **Larger public plaza** around the Macquarie Park Railway Station portal (soon to be a Metro Station), with the intent of dedicating this plaza to Council;
- **Larger open space** within the site that is more usable, activated, and publicly accessible with improved solar access;
- **More site activation** through ground floor café and retail spaces between the buildings and fronting the park and streets that will also contribute to the night time economy;
- **Segregated pedestrian / vehicle circulation** by rationalising vehicle and pedestrian entrances/exits to improve access and prevent conflicts between modes; and

## 2.0 Scheme Amendments

The below figures illustrate the approved Modification Scheme and an Amended Scheme for the site based on the feedback from the UDRP. The below discussion outlines how Council's comments have been addressed through this revised scheme that represents a balanced and suitable solution for the site within the terms of the approved Concept Plan. Notably the Amended Scheme:

- Increases the width between buildings;
- Increases the size of the new publicly accessible park;
- Improves the connection of the publicly accessible park with the public domain; and
- Reduces the length of Building A.



**Figure 1 Modification Application Plan Ground Floor**



Buildings	Ground Level	Upper Level
A – B	13.15m	10.00m
B – C	10.00m	10.00m
C – D	19.60m	12.50m

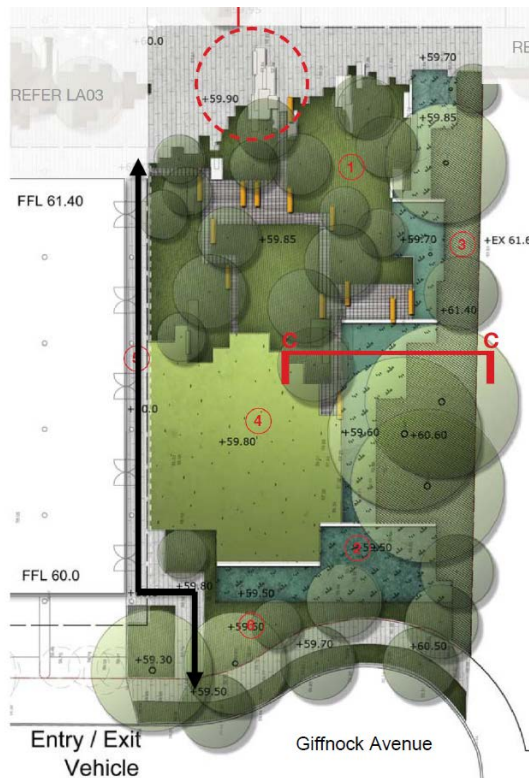
### 3.0 The 'Park'

It is noted that the approved Concept Plan does not provide a public 'park', rather it included a heavily landscaped and non-trafficable area to meet deep soil planting requirements. This space featured heavy



It is therefore important to recognise that the Modification Scheme introduces a publicly accessible open space that would not otherwise be provided under the current Concept Plan.

- The open space area can now act as a park by creating usable and trafficable space with outdoor dining, large areas of turf for informal seating/recreation and shade trees.
- It provides visible, legible, direct and safe pedestrian routes from Giffnock Avenue and Coolinga Street through the site and open space areas.
- The overall area of open space on the site has increased by a significant 747m<sup>2</sup>.
- Solar access to open space is notably improved (see **Section 4** below).



Source: Aspect Studios



**Figure 4**      **Perspective of the park extension to Coolinga Street**

*Source: Bates Smart*

#### **4.0      Solar Access**

The Amended Scheme with the Coolinga Street extension has improved solar access to the open space area by increasing the proportion and area of the park that will receive sun during the winter solstice and the equinox. A comparison of the approved Concept Plan Modification and Amended Schemes has been prepared by Bates Smart (refer attached appendix) and confirms the following:

- The extent of direct sunlight within the open space area has been improved over a 5 hour period between 12pm and 4pm under both the Modification and Amended scheme, resulting in an overall net benefit both in terms of the available area and duration;
- The orientation of the building envelopes under the Modification and Amended scheme has marginally reduced direct sunlight within the open space area for 2 hours between 9am and 11am during the winter solstice when compared to the approved Concept Plan; and
- Critically, the increased proportion of sunlight captures the high-priority lunchtime period between 12pm and 2pm when the central open space area is expected to be most in demand.

#### **5.0      Activated Laneways**

The UDRP commented that the intent of the active laneway concept is supported, which is achieved by narrowing the separation distances between buildings to accommodate the relocation of the mass and to achieve a more intimate laneway character. Concerns were raised with regard to visual connections to the centre of the site and the building separation to the Hyundai building.

The Amened Scheme proposes to increase the separation between buildings from the original Modification Scheme, to a minimum of 10m and with generally greater ground floor separation distances. Creating the activated laneways is key to providing greater public benefits on the site in terms of the increased public plaza, increased and more functional open space areas, and improved site activation for a more inviting ground plane.

The following is also noted:

- The revised building envelopes do not diminish the physical connectivity of the site or view lines to the centre of the site. Whilst the width the through-block connections have been reduced to accommodate

the public plaza and park areas, as well as create an intimate laneway scale, view lines to the centre of the site are in the same general locations as approved (see **Figures 1 and 2** above).

- There is no ability at this stage for the through-site connection between Building A and B to link to the Hyundai building's car park, in either the proposed or approved Concept Plan. It is noted that the laneway link between Building A and B has been shifted by approximately 8m-9m in the Modification Scheme, and has been relocated closer to the rear boundary of the Hyundai site, which realistically improves the ability of any future development to connect through when compared to the approved Concept Plan. It is further noted that the setback and treatment to the Hyundai site from Building A has not been modified, and is therefore consistent with the approved Concept Plan, and that the opportunity to redevelop the Hyundai site is unlikely to occur in the short or medium term.

## 6.0 Conclusion

The Amended Scheme represents the culmination of some six years of market testing, design development, and ongoing consultation with Council both before and during the assessment of this application.

It represents a significant improvement to the active Concept Plan and demonstrates our commitment to invest in a substantial and high-quality commercial development within Macquarie Park. The delivery of this development will directly benefit Council's long-term strategic vision for Macquarie Park as a thriving commercial centre.

The Amended Scheme attached to this correspondence meaningfully responds to the recommendations of Council's UDRP and we believe addresses Council's key concerns with the proposal. Accordingly, we respectfully request that Council withdraw their objection to the Modification Application in order to enable this significant development to proceed to the next stage.

We also note that we are in advanced discussions with a major international corporation who are interested in pre-committing to lease a large portion of the development. The ability to accommodate this corporation is dictated by the expiry of its current lease and as such, it is requested that Council provide any feedback to our revised proposal as soon as possible. The ability to move ahead with certainty, with a scheme that meets the expectations of both Council and the market, is critical to securing an anchor tenant to commence the development.

We appreciate your offer to personally review the matter and look forward to working with Council to resolve these issues so that we can transform this important site into a vibrant and engaging commercial precinct. Should you require any further information on these issues please do not hesitate to contact me directly on 02 9767 2099.

Yours sincerely,



**Reini Otter**  
Executive General Manager, C&I and IP  
**Fraser's Property Australia Pty Limited**