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Department of Planning and Environment
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17 December 2025

Our reference: COR2025/265/1

Dear Mr Duncan,

**2-4 Giffnock Avenue Macquarie Park
Key Site 6 Mixed Use Development SSD-79017211**

Thank you for inviting City of Ryde Council to comment on the proposed State Significant Development (SSD) application at 2-4 Giffnock Avenue Macquarie Park (SSD-79017211) for the redevelopment of the site as a mixed-use precinct.

The SSD Application seeks approval for the redevelopment of the Site utilizing the Key Site 6 Incentive provisions under the Ryde Local Environmental Plan 2014 to provide for a mixed-use residential precinct that includes open space, provision of infrastructure, childcare and commercial uses and affordable housing.

Please find enclosed **comments** from Council at **Attachment 1** to assist the Department of Planning, Housing and Infrastructure's assessment of this application.

Council notes that the applicant has engaged with Council prior to EIS Submission. Council's advice to the applicant is provided at **Attachment 2**. Council thanks the applicant for their engagement to date and seeks further engagement on the matter, particularly around the applicant's planning agreement and adequate waste arrangement. However, based on the review of the EIS several issues are being raised which require further refinement of the proposal.

Council reiterates to DPHI this is the very first residential development utilizing the new planning controls under the TOD reform. Council does not support the applicant's proposal to vary the required affordable housing. Should this be supported it will set a negative precedent moving forward for all other residential development.

Council strongly recommends that DPHI require the applicant provide the full contribution or require the monetary payment. Alternatively, DPHI can prepare a minor LEP amendment under Section 3.22 of the *Environmental Planning and Assessment Act 1979* to reduce the contribution rate from 10% to 5%.

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Councils' submission outlines additional items for the applicant to further address. Subject to receipt of further information outlined in this submission. Council will be able to provide recommended conditions of consent to DPHI later.

Finally, City of Ryde staff will be happy to meet with the Department of Planning, Housing and Infrastructure or the Applicant to clarify any issues. Should you wish to discuss, please contact Council's Senior Coordinator Development Advisory Service – Sanju Reddy on 9952 8187.

Yours sincerely

Kandace Lindeberg
Director Development and Regulation

ATTACHED: Attachment 1 – CoR Submission document

ATTACHED: Attachment 2 – CoR Pre-EIS Advice

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