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30 November 2023

Our reference: COR2023/59/1

Dear Miss Elijah,

**85-97 Waterloo Road & 2 Banfield Road, Macquarie Park – Build to Rent SSD**

**Goodman Build-to-Rent (SSD-52604208)**

Reference is made to the 85-97 Waterloo Road & 2 Banfield Road, Macquarie Park – Build to Rent SSD (SSD-52604208) currently on public exhibition. This submission is in response to the Build to rent for the development of the Goodman site for the purposes of Build to Rent and ground floor retail uses.

Thank you for the opportunity for City of Ryde to make a submission. Broadly Council has reviewed the Application and has serious concerns with the application proposed. The development does not meet Council's strategic objectives for Macquarie Park due to the land use conflict of proposing residential accommodation in land reserved for commercial land use.

The Application in its current form results in an unacceptable loss to Council's employment lands, sterilizing the sites Gross Domestic Product (GDP) economic viability, which is inconsistent with both City of Ryde Council (Council) and the Department of Planning and Environment (DPE), vision for Macquarie Park Corridor.

The Applications merits are largely strategic focused, which it fails entirely, in Council's opinion. The scheme lacks consideration of open space provision, built form outcomes and economic growth. Whilst Council appreciates there is a need for Housing, Council submits that's it's a poor planning outcome to completely remove the commercial aspect of the site.

As outlined in **Attachment 1**, the Applicant is required to reconsider their land use configuration to provide a significantly increase portion of the GFA as a commercial generating land use. The Application requires serious revision to provide a harmonized balance of land use outcomes that can service both residential growth with appropriate infrastructure provision and commercial growth, contributing to economic viability of Macquarie Park.

Council appreciates the need for diverse housing opportunities however as demonstrated in Attachment 1, Council is exceeding its housing targets as such the need to sterilize Council's land reserved for economic growth to provide housing is inappropriate. The Application needs to demonstrate a balanced land use outcome with both commercial and residential, to ensure social, environmental, and economic are cohesively achieved. The current scheme does not achieve this.

It is the view of Council that the proposal in its current form, is inappropriate and **Council objects to it**. Several issues are being raised as per **Attachment 1** and would require changes to the design or additional details. Council will be happy to provide further comments on any revised submissions or to Response to Submissions.

Finally, City of Ryde staff will be happy to meet with the Department of Planning and Environment or the Applicant to clarify any issues.

Yours sincerely



Sandra Bailey  
Executive Manager City Development

**ATTACHED:** Attachment 1 – CoR Submission document

**ATTACHED:** Attachment 2 – Goodman Legal Advice

**ATTACHED:** Attachment 3 – Deed of Covenant