

Project Name: Residential FB - 122 Herring Rd Macquarie Park
Case ID: PDA-106005221

Proponent Details

Project Owner Info

Title	Mr
First Name	Jessica
Last name	Kelley
Role/Position	Development Director
Phone	0447259388
Email	jkelly@toga.com.au
Address	, , , AUS

Company Info

Are you applying as a company/business?

Yes

Company Name	TOGA PROJECT SERVICES PTY LIMITED
ABN	5600096515

Primary Contact Info

Are you the primary contact?

Yes

Title	First Name	Last Name
Mr	Patrick	Jones
Phone	Email	Role/Position
0282339999	pjones@urbis.com.au	

Address

AUS

Development Details

Engagement with the Department

Have you engaged with the department in relation to this project?

Yes

Project Info

Project Name	Residential FB - 122 Herring Rd Macquarie Park
Industry	Residential & Commercial
Development Type	HDA Housing
Estimated Development Cost (excl GST)	AUD0.00
Indicative Operation Jobs	0
Indicative Construction Jobs	0
Number of Occupants	0
Number of Dwellings	0
Gross Floor Area (GFA) sqm	0
% of In-fill Affordable Housing	10
Number of In-fill Affordable Dwellings	0

Description of the Development/Infrastructure

Demolition of existing buildings and construction of a residential development comprising two residential towers and a shared basement car park, incorporating approx. 550 residential units, landscaping and construction of the remainder of the future road. The southern tower is proposed to be 31 storeys and the northern tower is proposed to be 26 storeys including 8 storey podium.

The development is proposed to be staged. Details of development staging will be discussed in the EIS.

Concept Development

Are you intending to submit a concept or staged application?

No

Site Details

Site Information

Site Name	Morling College Site B
Site Address (Street number and name)	122 Herring Road Macquarie Park
Site Co-ordinates - Latitude	-33.7797091
Site Co-ordinates - Longitude	151.115

Local Government Area

Local Government	District Name	Region Name	Primary Region
City of Ryde	North District	Sydney	<input checked="" type="radio"/>

Lot and DP

Lot and DP

Lot 1 DP1310007

Site Area

What is the total site area for your development?

Site Area sqm

17,154

Statutory Context



Note: Please confirm the below selection by referring to the applicable section of either the [Planning Systems SEPP 2021](#) or the [Transport and Infrastructure SEPP 2021](#) or the applicable Ministerial planning order.

Which State Environmental Planning Policy (SEPP) does your application relate to?

None, declared by a Ministerial planning order as SSD

Section under selected Schedule

Residential development

Permissibly of Proposal

Permissible with consent

Describe the permissibility of the proposal under relevant environmental planning instruments

The site is zoned MU1 Mixed Use in accordance with the Ryde Local Environmental Plan (LEP) 2014. Residential accommodation is permitted with consent in the MU1 Zone.

HDA EOI Number

269719

Biodiversity Development Assessment Report Waiver Request

Would you like to request that the requirement for a biodiversity development assessment report be waived?

No

Statutory Context 2

Legislation and EPIs

List any relevant legislation and environmental planning instruments that apply to the project.

- Environmental Planning and Assessment Act 1979;
- Environmental Planning and Assessment Regulation 2021;
- Environment Protection and Biodiversity Conservation Act 1999 (Cth);
- State Environmental Planning Policy (Biodiversity and Conservation) 2021;
- State Environmental Planning Policy (Resilience and Hazards) 2021;
- State Environmental Planning Policy (Housing) 2021;
- State Environmental Planning Policy (Transport and Infrastructure) 2021;
- State Environmental Planning Policy (Sustainable Buildings) 2022;
- State Environmental Planning Policy (Planning Systems) 2021;
- Ryde Local Environmental Plan 2014.

List any relevant planning agreements or existing approvals that apply to the project (e.g. concept plan approvals, staged DA consents).

Concept DA LDA2022/0394 approved by the Sydney North Planning Panel

Would the project vary any development standard?

Yes

Describe the nature of variation.

As part of the EOI process for the HDA, a key component of the application is to progress a Planning Proposal concurrently with the SSD Application. This is consistent with Section 3.58 of the Environmental Planning and Assessment Act 1979 (EP&A Act).

The Planning Proposal will seek to amend the RLEP 2014 to:

- Increase the maximum permissible height of Building (HOB) applicable to Site B only.
- Increase to 120 m from 45 m.

Increase the maximum permissible Floor Space Ratio (FSR) applicable to the entire lot

– Increase to 4:1 from 2.5:1

Include a new provision under the LEP which suspends the existing GFA positive covenant, by obtaining approval from the Governor as per s3.16 of the EP&A Act.

Designated development

Would the project be designated development (but for Section 4.10(2) of the Environmental Planning and Assessment Act 1979) under [Schedule 3 of the Environmental Planning and Assessment Regulation 2021](#) or any other environmental planning instrument?

No

If the project is in a location or includes a use that corresponds with a designated development provision, provide an explanation of why the project is not designated development.

Sustainable Buildings SEPP

Exemption from Sustainable Buildings SEPP

Is the development exempt from the [State Environmental Planning Policy \(Sustainable Buildings\) 2022 Chapter3](#), relating to non-residential buildings?

Yes

Is the development permitted with or without consent or is exempt or complying development under?

- [State Environmental Planning Policy \(Exempt and Complying Development Codes\) 2008](#), or
- [State Environmental Planning Policy \(Resources and Energy\) 2021, Chapter 2](#)
- [State Environmental Planning Policy \(Transport and Infrastructure\) 2021, Chapter 5](#)

No

Is the development on land wholly in any of the following zones?

- Zones RU1, RU2 or RU3
- Zone E5
- Zone IN3
- Zones C1, C2 or C3
- Zones W1, W2, W3 or W4

No

Is the development wholly residential?

Yes

Is the development for purposes of residential care facilities?

No

Is the development an alteration or addition with an Estimated Development Cost under \$10 million, or a new development with an Estimated Development Cost under \$5 million?

No

Is the development a prescribed state significant development in the Sustainable Buildings SEPP?

- Cultural, recreation or tourist facility
- Hospital, medical centre or health research facility
- Educational establishment

No

Is the development a prescribed large commercial development in the Sustainable Buildings SEPP?

- Hotel or motel with 100 rooms or greater
- Serviced apartments with 100 apartments or greater
- Office premises with 1000 sqm net lettable area (NLA) or greater

No

Approvals - Part1

Would the development otherwise, but for [Section 4.41](#) of the Environmental Planning and Assessment Act 1979, require any of the following:

A permit under Section [201](#), [205](#) or [219](#) of the [Fisheries Management Act 1994](#)?*

No

An approval under [Part 4](#), or an excavation permit under [Section 139](#), of the [Heritage Act 1977](#)?*

No

An Aboriginal heritage impact permit under [Section 90](#) of the [National Parks and Wildlife Act 1974](#)?*

No

A bush fire safety authority under [Section 100B](#) of the [Rural Fires Act 1997](#)?*

No

A water use approval under [Section 89](#), a water management work approval under [Section 90](#) or an activity approval under [Section 91](#) of the [Water Management Act 2000](#)?*

Yes

Approvals - Part2

Do you require any of the following approvals from [Section 4.42](#) of the Environmental Planning and Assessment Act 1979, in order to carry out the development:

An aquaculture permit under [Section 144](#) of the [Fisheries Management Act 1994](#)?*

No

An approval under [Section 15](#) of the [Mine Subsidence Compensation Act 1961](#)?*

No

A mining lease under the [Mining Act 1992](#)?*

No

A petroleum production lease under the [Petroleum \(Onshore\) Act 1991](#)?*

No

An environment protection licence under [Chapter 3](#) of the [Protection of the Environment Operations Act 1997](#) (for any of the purposes referred to in [Section 43](#) of that Act)?*

No

A consent under [Section 138](#) of the [Roads Act 1993](#)?*

Yes

A licence under the [Pipelines Act 1967](#)?*

No

Attachments

File Name	Main Works SSD - 122 Herring Rd Macquarie Park
File Name	Site Context Map