

Fiona Gibson  
Planner – Modification Assessments  
Department of Planning and Environment  
GPO Box 39  
SYDNEY NSW 2001

16 June 2016

Your ref: SSD 5093 MOD 2  
Our ref: VPA2015/1/4

Dear Ms Gibson,

**RE: Section 96(1A) modification to North Ryde Urban Activation redevelopment - M2 Site**

Thank you for notifying Council of the application seeking modifications to the North Ryde Urban Activation redevelopment – M2 Site. Council officers have reviewed the Statement of Environmental Effects prepared by GLN on behalf of Urban Growth.

Council notes that the modifications sought in the application are consistent with the Planning Agreement between Council and Urban Growth that is currently on public exhibition until Friday 1 July 2016 with the exception of the proposed modification to Condition A8. This modification to increase Gross Floor Area (GFA) utilising the various State Environmental Plans for Affordable Housing and Seniors Living has the potential to increase residential floor space, which has the potential to reduce the amenity of residents and the surrounding community.

It is Council's view that the original approval was issued limiting the GFA for the entire site based on rigorous planning assessment. The Statement of Environmental Effects in this case dismisses the impacts of potential increases in GFA as minor. There is potential for the GFA to increase by 20% under the SEPPs, which cannot be considered a minor amendment. Therefore, a more rigorous assessment needs to be undertaken with particular consideration given to potential impacts on building massing associated design and amenity outcomes and traffic and parking issues.

As such Council considers the amendment to Condition A8 as currently proposed to be unacceptable considering the lack of assessment of the potential impacts that may result from such a potentially significant increase. The original approval set the maximum gross floor area for each of the development lots, with the majority of the GFA increase occurring in the north-

eastern corner of the site. The further increase in density now proposed is not off-set by reductions elsewhere and may compromise the ability for the bulk of future developments to be controlled. This could create overshadowing issues and have a detrimental impact upon the visual character of the precinct. Moreover, a 20% increase is substantial and would have a significant impact on the local road network and access to local amenities and services. Council and the wider community have previously identified concerns regarding the capacity of surrounding schools to cater for the demands of the additional population generated by the precinct. While Council acknowledges the importance of affordable/key worker housing the impacts of a floor space increase to achieve that needs to be considered particularly in a locality that has already had such a significant uplift in development capacity.

If you require any further information in respect to this matter or the Planning Agreement currently on public exhibition please contact David Matthews, Development Contributions Coordinator on (02) 9952 8238 or email [dmatthews@ryde.nsw.gov.au](mailto:dmatthews@ryde.nsw.gov.au).

Yours sincerely



Liz Coad  
Acting Director City Strategy and Planning