



8 August 2014

Michael File
Assistant Director
Department of Planning & Environment
23-33 Bridge Street
SYDNEY NSW 2000

Dear Michael

Herring Road Urban Activation Precinct

I refer to the exhibition of the proposed planning controls for the Herring Road Urban Activation Precinct (HRUAP) and now provide submissions in relation to the following three sites which are owned by Goodman:

- + 112 Talavera Rd;
- + 80 Waterloo Road; and
- + 101 Waterloo Road.

Attached is a planning report prepared by JBA together with a traffic report in support of the recommendations made in respect of the FSR controls for the above sites. While the planning report makes comment in respect of the alternate design options for each of the above sites, I confirm that the plans are currently being printed and will be supplied separately to this submission.

The essence of our submission is that Goodman enthusiastically supports the proposed activation of Macquarie Park. This activation will enable additional land uses to be developed to the western end of the precinct. Goodman has for several years argued for increased development flexibility for this area. Indeed we are of the view that the activation precinct should extend further down Waterloo Road in order to provide flexibility in land uses adjacent to the AMP shopping centre and Macquarie University.

I also confirm that Goodman support the height controls and DCP design guidelines now proposed in the HRUAP exhibited report.

The only issue that we consider requires further investigation and discussion relates to the floor space ration controls for our sites in particular but also generally within the precinct. It is our view that the sites adjacent to the AMP shopping centre and the University can be more densely redeveloped without increasing height controls. This will allow additional dwellings to be delivered without compromising urban design outcomes.



Based on the design options that we have prepared in respect of the 3 Goodman sites, we are strongly of the view that the three sites can comfortably achieve the following FSR controls:

- 112 Talavera Road – 3.5:1 (proposed) increased to 4.5:1. This is partly due to washing FSR across the site from the area that has already been developed and also to be consistent with the properties across the street.
- 80 Waterloo Road – 3:1 (proposed) increased to 4:1. This is to be consistent with bot of its adjoining neighbours which are proposed to be either 4:1 or 4.5:1.
- 101 Waterloo Road – 3:1 (proposed) increased to 4:1. This is to be consistent with the land opposite but also because of the adjoining shopping centre and its proximity to the railway station, the site is capable of achieving greater density.

I am of the view that taking into account the matters set out in the attached planning reports and supporting documents that it will be apparent that the relatively small increase in FSR that is suggested will deliver significant benefits both locally and regionally.

Accordingly, I respectfully request that you review the attached submissions and then perhaps we can meet to discuss any questions or issues that our submission raises.

Yours sincerely

A handwritten signature in blue ink, appearing to read "Jason Little".

Jason Little
General Manager, Goodman Australia