

13 August 2014

The Hon Pru Goward MP
Minister for Planning
Level 34, Governor Macquarie Tower
1 Farrer Place
SYDNEY NSW 2000

Dear Minister Goward,

RE: 66 – 82 TALAVERA ROAD, MACQUARIE PARK
SUBMISSION IN RESPECT OF HERRING ROAD URBAN ACTIVATION PRECINCT PROPOSAL

We congratulate the NSW Government on its initiative in creating Urban Activation Precincts. We fully support the Government's vision to facilitate and encourage housing growth in these key areas of Sydney. In particular, we believe that the nomination of the area around Herring Road as a UAP is particularly appropriate given the rapidly increasing demand for housing in this important growth area of Sydney.

We are the owner of the site at 66 – 82 Talavera Road, Macquarie Park. This property is located in the indented eastern corner of the proposed UAP area, with the current perimeter of the UAP running along two boundaries of our site. On reviewing the extent of the currently proposed UAP area, it appears logical that our site be included in the UAP. We recognise that if our property is incorporated into the UAP, it is appropriate for us to offer a complementary benefit back to the community.

Upon investigation, we have determined that there is an unsatisfied demand for a large district open space in Macquarie Park (as identified in the City of Ryde Integrated Open Spaces Plan 2012). We note that there is no opportunity within the UAP to provide such a space. Accordingly, we are prepared to dedicate to the City of Ryde (at our cost) approximately 1.5 Hectares of our land to create this desired open space. We are seeking no offset in S94 contributions for the provision of this significant community asset. To enable us to provide this benefit, we are seeking, as part of the site's incorporation into the UAP, a B4 Mixed Use zoning, an FSR of 3.5:1 and a height limit of 120m. These development controls are based on those applied elsewhere in the UAP.

We sincerely believe this proposal offers a rare and unique opportunity to satisfy an identified need for a large open space in Macquarie Park. If the Council was to attempt to procure land for such a space and provide the desired amenities on it, the cost to ratepayers would be tens of millions of dollars. Our proposal will provide this valuable community asset at zero cost to the public purse.

A comprehensive submission, prepared by Architectus (with specialist landscape and traffic advice), is attached for your review. This sets out our proposal in detail and provides compelling evidence to conclusively prove its merits.

We hope you will agree that this is an opportunity worth pursuing and we would welcome meeting with you and/or the officers of the Department of Planning and Environment to further discuss it.

Yours sincerely,

A handwritten signature in black ink, enclosed in a hand-drawn oval. The signature is cursive and appears to read 'Sarkis Nassif'.

Sarkis Nassif
Managing Director

Cc - Carolyn McNally, Secretary, Department of Planning and Environment
- Michael File, Director, Urban Renewal, Department of Planning and Environment