

Mr Wayne Rylands  
Chief Executive Officer  
City of Ryde Council  
1 Pope Street  
Ryde NSW 2112  
[CEO@ryde.nsw.gov.au](mailto:CEO@ryde.nsw.gov.au)

Dear Mr Rylands *Wayne*

I write regarding finalisation of the Macquarie Park Corridor Section 7.12 Local Infrastructure Contributions Plan (the Plan).

As you know, the Department of Planning, Housing and Infrastructure has prepared the Plan on behalf of City of Ryde Council to support the growth anticipated in Macquarie Park. The Plan proposes higher fixed rate levies for development in the Macquarie Park Corridor of 4% of the cost of residential accommodation and mixed-use development including residential accommodation and 1.5% of the cost of all other development.

I am advised representatives of the Department and Council collaborated on the preparation of the Plan as part of the Project Working Group for the Stage 1 Rezoning Proposal. As both Macquarie Park Stage 1 and Stage 2 Rezoning Proposals have been exhibited and have been finalised as the Macquarie Park Transport Oriented Development Precinct Rezoning Proposal, additional infrastructure must be scaled and timed to support the growing population of the Macquarie Park Corridor. Finalising the Plan for the Macquarie Park Corridor is critical to achieving the coordinated delivery of new and upgraded infrastructure alongside growth, especially as new planning controls are commencing.

The *Environmental Planning and Assessment Regulation 2021* (Regulation) has been amended as part of the Rezoning Proposal, and will enable Council to impose a 4% and 1.5% fixed rate levies when Council has exhibited and adopted the Plan.

I am therefore directing Council, under section 7.19 of the *Environmental Planning and Assessment Act 1979* (EP&A Act) to approve a Contributions Plan in substantially the same terms as the attached draft. Council is directed to:

- progress the Plan to public exhibition for a period of 28 days by **10 March 2025**,
- approve the Plan (and any consequential amendments to the existing 7.11 Local Infrastructure Contributions plan) after considering any submissions made during the period of public exhibition and making any alterations Council considers appropriate prior to, or by **2 May 2025**.
- publish notice of Council's decision to approve the plan on its website within 5 business days of its decision.

I appreciate that Council must also satisfy the requirements of its Community Participation Plan, as well as applicable requirements of the EP&A Act and Regulation.

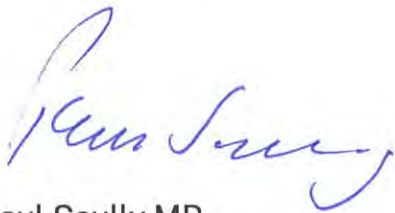
If Council considers it is unable to meet the timeframe specified in my direction, Council can consent, in writing, to my making the Macquarie Park Corridor Section 7.12 Local Infrastructure Contributions Plan under section 7.19 (2) (b) of the EP&A Act. This would include the Department exhibiting the Plan prior to it being made. I would appreciate an indication of Council's position in this regard as soon as possible.

If Council proceeds to take the necessary steps in line with my direction, I request you keep me informed of progress to make sure all components of the proposals to facilitate the development of Macquarie Park Corridor are coordinated in an effective manner.

By way of background to this direction, I am advised that in July 2023, Council officers requested amendments to the Plan and indicated that a further comprehensive review would be undertaken when the plan was on exhibition. In November 2023, the Department provided Council with the draft Plan, incorporating updates in response to feedback from Council, and requested Council to progress and finalise the plan. However, in December 2023, Council officers advised the Department that they could not provide an estimated timeframe for the exhibition. The Department and Council met in February 2024 to discuss progressing the Plan to finalisation.

Should you have any questions, Brendan Metcalfe, Director, State Rezoning, at the Department of Planning, Housing and Infrastructure can be contacted on (02) 9860 1442 or [brendan.metcalfe@planning.nsw.gov.au](mailto:brendan.metcalfe@planning.nsw.gov.au).

Yours sincerely



**Paul Scully MP**  
Minister for Planning and Public Spaces  
Encl: Macquarie Park Corridor Local Infrastructure Contributions Plan

22/11/24