



New South Wales

# Environmental Planning and Assessment Amendment (Macquarie Park Transport Oriented Development Precinct) Regulation 2024

under the

Environmental Planning and Assessment Act 1979

Her Excellency the Governor, with the advice of the Executive Council, has made the following regulation under the *Environmental Planning and Assessment Act 1979*.

PAUL SCULLY, MP  
Minister for Planning and Public Spaces

## Explanatory note

The objects of this regulation are—

- (a) to require development applications involving land in the Macquarie Park Corridor, other than land in the Macquarie Park Transport Oriented Development Precinct, to be accompanied by an assessment of the consistency of the development with the *Macquarie Park Innovation Precinct Place Strategy* published by the Department of Planning, Housing and Infrastructure in September 2022, and
- (b) to increase the maximum percentage of development levy a consent authority may require an applicant to pay as a condition of development consent for development on land in the Macquarie Park Corridor.

This regulation is made under the *Environmental Planning and Assessment Act 1979*, including sections 4.12, 4.64, 7.12, 10.13, the general regulation-making power, and 10.15.

## **Environmental Planning and Assessment Amendment (Macquarie Park Transport Oriented Development Precinct) Regulation 2024**

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### **1 Name of regulation**

This regulation is the *Environmental Planning and Assessment Amendment (Macquarie Park Transport Oriented Development Precinct) Regulation 2024*.

### **2 Commencement**

This regulation commences on the day on which it is published on the NSW legislation website.

## Schedule 1 Amendment of Environmental Planning and Assessment Regulation 2021

**[1] Section 35 Additional requirements for development applications in certain areas of Sydney**

Omit section 35(2)(h). Insert instead—

- (h) land identified as “Macquarie Park Corridor” on the Macquarie Park Corridor Map under *Ryde Local Environmental Plan 2014*, other than land identified as “Macquarie Park Precinct”,

**[2] Section 35(4), definition of “relevant plan”, paragraph (h)**

Omit “and the *Macquarie Park Innovation Precinct Master Plan*,”.

**[3] Section 209 Maximum percentage of development levy—the Act, s 7.12(5)(b)**

Insert in appropriate order in section 209(1), Table—

Development on land identified as “Macquarie Park Corridor” on the Macquarie Park Corridor Map under *Ryde Local Environmental Plan 2014*—

- |      |  |      |
|------|--|------|
| (a)  | up to \$250,000  | Nil  |
| (b)  | \$250,000 or more—   |      |
| (i)  | if the development is for the purposes of residential accommodation or mixed use development including residential accommodation | 4%   |
| (ii) | otherwise  | 1.5% |

**[4] Schedule 6 Savings, transitional and other provisions**

Insert at the end of the schedule, with appropriate part and section numbering—

### Part Provision consequent on Environmental Planning and Assessment Amendment (Macquarie Park Transport Oriented Development Precinct) Regulation 2024

#### Application of amendments

An amendment made by the *Environmental Planning and Assessment Amendment (Macquarie Park Transport Oriented Development Precinct) Regulation 2024* does not apply to a development application made, but not finally determined, before the commencement of the amendment.