

Department of Planning and Environment

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Macquarie Park Place Strategy

Finalisation Report

September 2022



Acknowledgement of Country

The Department of Planning and Environment acknowledges that it stands on Aboriginal land. We acknowledge the Traditional Custodians of the land and we show our respect for Elders past, present and emerging through thoughtful and collaborative approaches to our work, seeking to demonstrate our ongoing commitment to providing places in which Aboriginal people are included socially, culturally and economically.

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Macquarie Park Place Strategy

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Executive Summary

The *Macquarie Park Innovation Precinct Place Strategy* provides a planning framework to guide future development around Macquarie Park, which sits 10 km northwest of Sydney CBD.

The place strategy sets aside land for approximately 20,000 jobs and up to 7,650 new homes alongside supporting infrastructure including improved public transport and walking and cycling connections.

The place strategy will create opportunities to develop and enhance Macquarie Park, centred on attractive public spaces and connections within and around the area. This will boost economic capacity as Macquarie Park transitions into a leading 21st century place to collaborate, innovate and do business.

The place strategy, prepared by the Department of Planning and Environment, supports the work of the Greater Cities Commission, which leads the coordinated land use and infrastructure planning for Macquarie Park to align state and local government strategic investigations.

We exhibited a draft place strategy from 1 July to 10 August 2021, supported by a series of technical studies.

The exhibition process reached 53,648 Facebook users, with more than 3,000 visits to the dedicated NSW Planning and Environment, Macquarie Park webpage. We wrote directly to 367 letters to landowners and distributed 340 electronic notifications to other stakeholders. Following this extensive engagement, we received 110 submissions and around 180 people attended the 3 online information sessions.

This finalisation report illustrates the key messages we heard and how we have responded. This includes:

- the importance of managing traffic and maximising public transport use
- infrastructure to support development, in particular transport and schools
- the planning process and which body should be responsible for master plans
- impacts on the natural environment and responding to climate change
- overdevelopment, design quality, density and proposed heights of buildings
- the importance of innovation and the need to retain a commercial core while providing for mixed use development
- the need to activate the precinct and create an 18-hour economy
- the importance of open space and tree canopy
- improvements to cycle and pedestrian links.

This report and supporting documents outline the consultation process, summarises the issues raised in submissions and reports on how those issues have been addressed to finalise the place strategy.

1. Introduction

Macquarie Park is approximately 10 km north-west of the Sydney CBD, in the City of Ryde Local Government Area (LGA).

Macquarie Park has evolved as one of Australia's largest non-CBD office markets, establishing a cluster of leading companies, a university and hospitals. It is home to Macquarie University, Macquarie University Hospital, Macquarie University Incubator and more than 180 large international and 200 small businesses. It is set to become Australia's fourth largest commercial precinct by 2030. Macquarie Park can help to grow the innovation economy in NSW.

Macquarie Park is identified as a strategic centre and urban renewal area in the Greater Sydney Region Plan – *A Metropolis of Three Cities* and the North District Plan. It is considered the northern anchor of the Eastern Economic Corridor that heads south to Sydney Airport.

The *Macquarie Park Innovation Precinct Place Strategy* considers 350 ha of Macquarie Park. This is the land between Macquarie Centre and Ivanhoe Estate to Lachlan's Line and Riverside Corporate Park. This area is bound by Epping Road, Delhi Road, M2 Motorway and Vimiera Road and sits adjacent to the Lane Cove National Park.

The place strategy includes a spatial master plan for a 170-ha investigation area within the broader 350-ha area that includes the business park and commercial core.

The place strategy provides the framework to guide the transformation of Macquarie Park into a leading innovation precinct over the next 20 years. The Place Strategy seeks to grow Macquarie Parks economic capacity by providing direction on future commercial, residential, and retail land uses, building connectivity between the existing business parks cluster of significant assets, including the Macquarie University, Macquarie Hospital and Macquarie Park Incubator, Macquarie shopping centre and Lane Cove National Park.

It will inform the planning for new connections and open spaces, as well as 20,000 jobs and up to 7,650 homes in the innovation precinct. It is accompanied by an Integrated Transport Plan developed by Transport for NSW and the Macquarie Park Strategic Infrastructure Services Assessment (SISA) produced by the Greater Cities Commission (formerly the Greater Sydney Commission).

The vision for Macquarie Park embeds an understanding of Country (Ngurra) and its people to help reconnect Macquarie Park with purpose and culture.

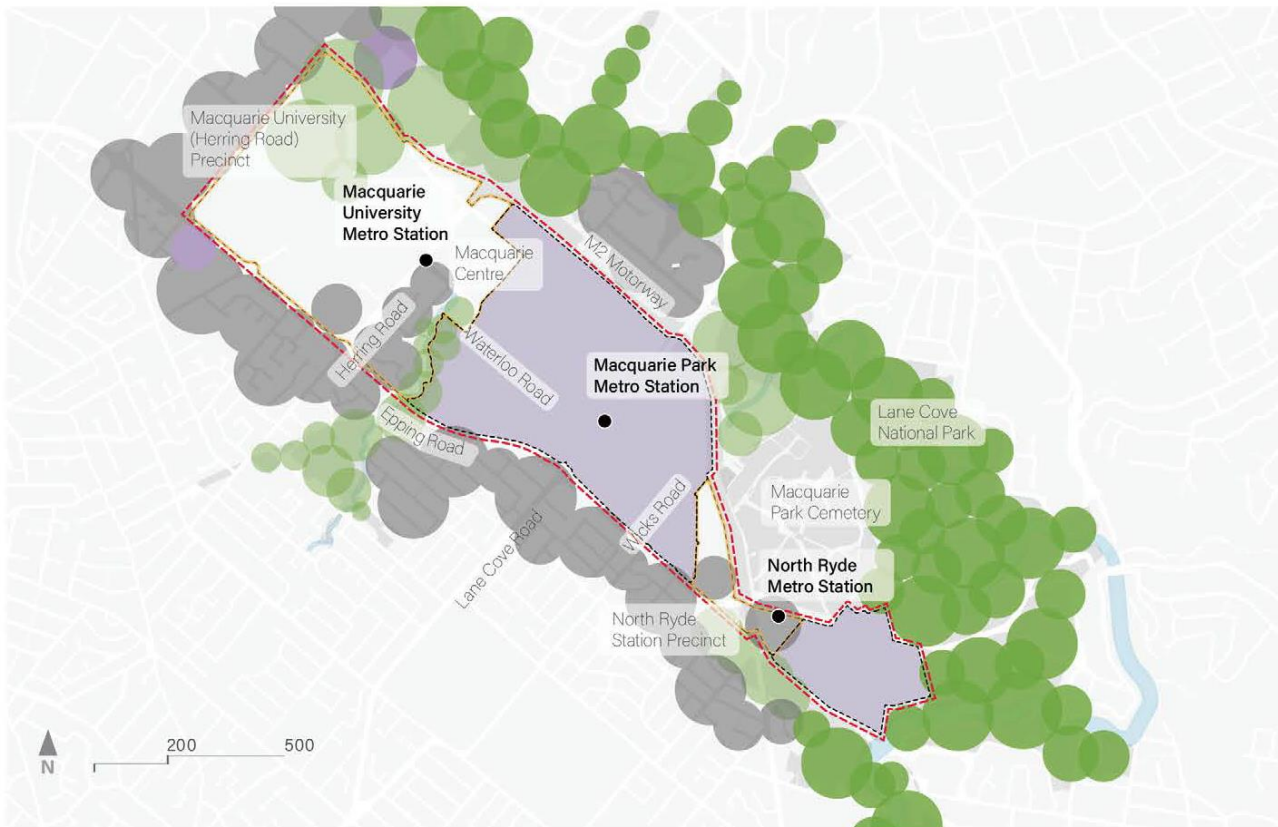
The strategy is comprised of 6 big moves with accompanying implementation actions, and a master plan that divides the study area into 7 distinct neighbourhoods. For each neighbourhood there is a vision, an indicative layout, key design criteria, floor space mix and delivery phasing plan. The 6 big moves are:

- Drive the transformation of Macquarie Park into an innovation precinct
- Scale and time new development to match infrastructure capacity
- Rebalance transport uses
- Prioritise and enrich the pedestrian experience

- Create sustainable neighbourhoods within Macquarie Park, each with their own identity and role
- Connect to Country and deliver better quality open spaces.

The strategy will be given legislative weight through a Ministerial Direction. A direction under section 9.1 of the *NSW Environmental Planning and Assessment Act 1979* will be required to implement the strategy and enable individual neighbourhood master plans to be prepared and inform local planning controls.

Figure 1: Macquarie Park boundary



Legend

- | | | |
|----------------------------|-------------------------------|-----------------------|
| Investigation area | Established residential areas | Open space |
| Urban activation precincts | Lane Cove National Park | Social infrastructure |
| Macquarie Park | | |
| Metro station | | |

2. Exhibition and submissions

The draft Macquarie Park Place Strategy was exhibited from 1 July 2021 to 10 August 2021. In addition to the strategy, the package includes the following technical studies:

- Macquarie Park Strategic Infrastructure and Service Assessment (SISA)
- Macquarie Park Investigation Area Strategic Master Plan
- Macquarie Park Placemaking Strategy
- Macquarie Park Economic Development Study
- Macquarie Park Innovation District Study
- Draft Macquarie Park Integrated Transport Plan.

People could view the package on the department's website and the NSW Planning Portal. We reached 53,648 users on Facebook, and 8,500 people visited the Macquarie Park Place Strategy webpages. Public notifications included an electronic direct mail at the start of the exhibition to subscribers to the Macquarie Park webpage, with a reminder during the exhibition; Facebook advertising and posts on Twitter and LinkedIn; and 6,700 unaddressed postcards to all residents in the precinct and surrounding area, with content in simplified Chinese, Hindi and Korean.

We wrote to 367 landowners at the start of the exhibition and to specific landowners in relation to the proposed potential open space.

2.1. Information sessions

More than 180 people attended our 3 online information sessions:

- community information session – 13 July 2021
- developer/stakeholders' information session – 14 July 2021
- Community information session – 21 July 2021.

We held specific briefings with City of Ryde councillors and the Macquarie Park forum.

2.2. Submissions overview

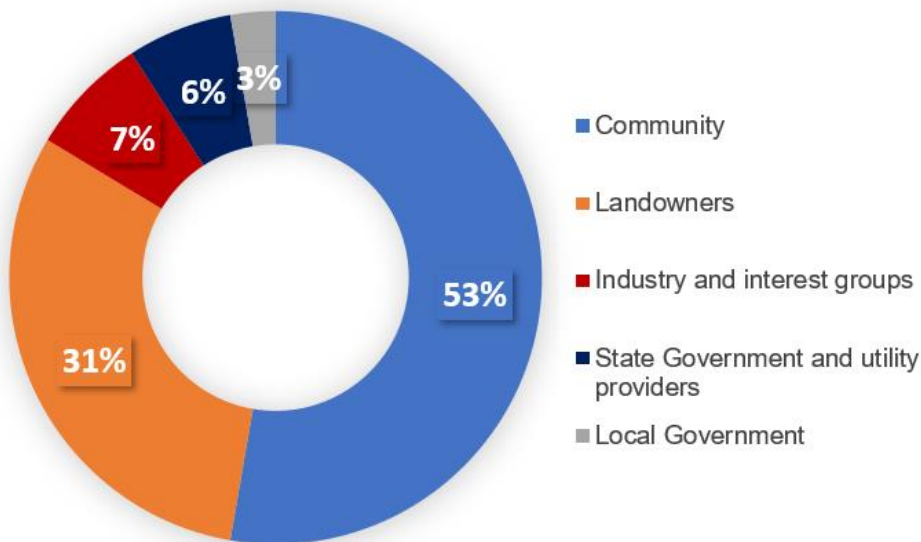
We received 110 submissions, which are available on our website. This included responses from community and local organisations, landowners, state agencies and utility providers, industry and interest groups and councils (as shown in Table 1 and Figure 1 below). Appendix 1 lists the stakeholders that made a submission.

Table 1: Count of submissions by stakeholder category

Stakeholder	Number of submissions
Local government	3

Stakeholder	Number of submissions
State agencies and utility providers	7
Community	58 (53 individual + 5 group)
Industry and interest groups	8
Landowners	34
Total	110
Stakeholder	Number of submissions

Figure 2: Submissions by stakeholder type



2.3. Key themes

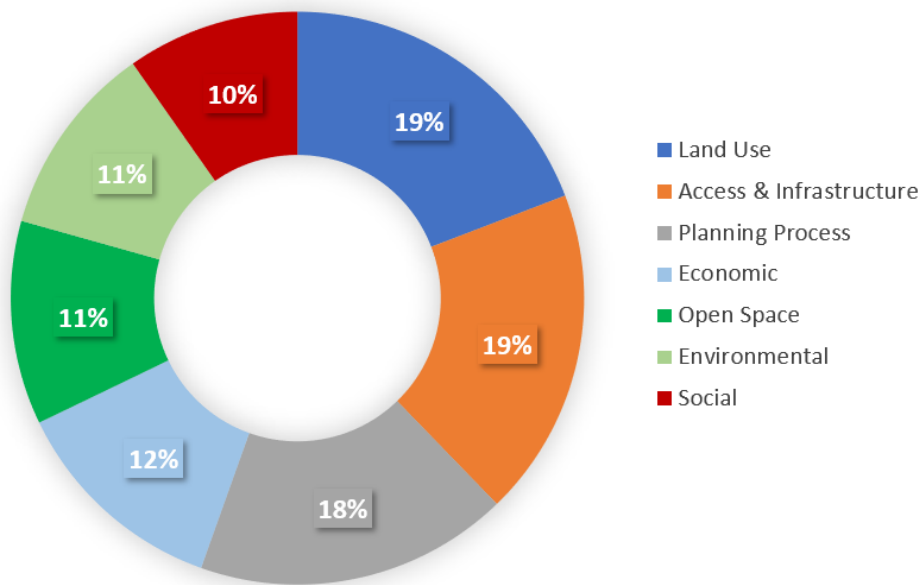
We have organised the comments in submissions into key themes. Some submissions mentioned more than one theme category – in this case, the comment has been captured under all relevant themes. See Table 2 and Figure 2.

Table 2: Key themes and the number of times each theme mentioned

Key theme	Number of references to the theme
Land use	65
Access and infrastructure	63
Planning process	60

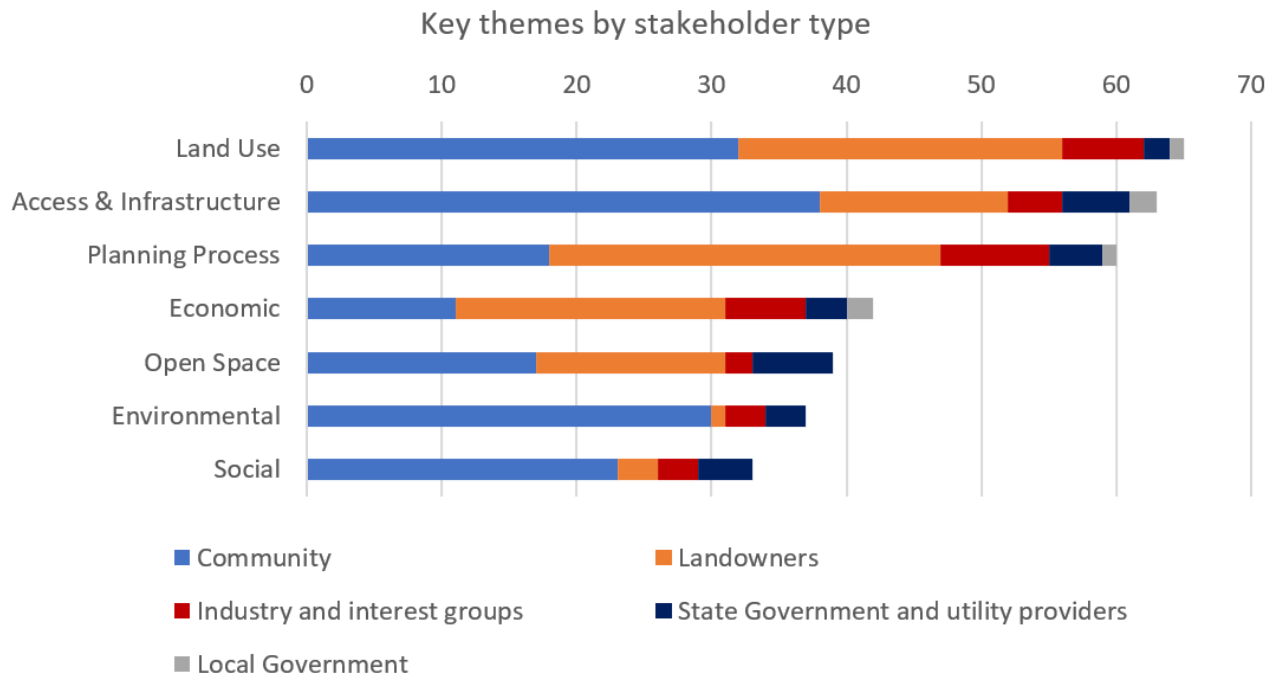
Key theme	Number of references to the theme
Economics	42
Open space	39
Environmental	37
Social	33
Total	339

Figure 3: Number of times each key theme was raised, as a proportion of all themes mentioned



From our analysis of key themes (Figure 3) we found the top-3 themes from the community related to access and infrastructure, land use and environmental issues. For landowners, the top-3 themes were planning process, land use and economic issues.

Figure 4: Key themes raised by stakeholder type



3. Council submissions

Submissions from City of Ryde, City of Parramatta and Ku-ring-gai councils indicate support for parts of the package and include recommendations or matters for further consideration.

3.1. City of Ryde Council

- Council acknowledges the collaborative efforts to develop the strategy and technical studies and wants this to continue between Council, the Greater Cities Commission and transport, health and education agencies. It recommends establishing a specific review panel to assess implementation proposals against the place strategy.
- Council is concerned about the potential for development to continue to outpace infrastructure and seeks clarity around phasing and delivery, particularly as open space provision and congestion management has lagged behind rezoning for housing.
- The submission reaffirms Council's desire for a strong commercial core as the central driver of land use decisions, and notes this will require housing caps and other planning measures, such as employment floor space requirements and innovative planning solutions (beyond those available in the Standard Instrument). Council suggests consideration of other departmental projects such as reviews of commercial and industrial zones, and of the contributions system.
- Developers and government should share the cost and benefit of development through a mix of local and state levies, incentives, inclusionary zoning, planning agreements or, potentially, public private partnerships.
- The solid level of development approvals in 2020-21 shows the resilience and importance of this precinct to Sydney and wider NSW.

3.1.1. Response

- We note the recommended review panel and the importance of providing infrastructure to support additional density being a fundamental priority of the place strategy and master plan.
- The strategic business case, informed by the SISA, will support infrastructure provision, as will an infrastructure delivery plan to coordinate staging, responsibilities and state and local contributions. Funding from a range of mechanisms, including local and state levies, will be managed through a coordinated and deliberate approach.
- Local infrastructure can be funded and provided using planning agreements, development contributions or inclusionary zoning provisions. We will consider options for funding mechanisms in tandem with the process for preparing planning controls for each of the neighbourhoods.
- We note the need for additional, accessible open space. With the Transport for NSW-owned land at 1A and 1B Talavera Road no longer available, 144 Wicks Road is a suitable alternative. It has minimal improvements, is adjacent to land owned by NSW Office of Sport, and houses a hockey field, which will extend proposed open space benefits. The location will be easy to access, and

land could be used for active and passive recreation, as well as spaces for collaboration. The site is located within proximity of Macquarie Park station.

- In noting the desire for a strong commercial core, we also note the balance of commercial and residential development is unchanged. Planning controls to manage housing development will be considered during detailed master planning.

3.2. City of Parramatta Council

- Council supports a mass transit link from Parramatta to Epping.
- It notes that physical and social infrastructure will be essential to the vision for the precinct, as detailed in Big Move 2. Council believes the NSW Government will need to commit to the Parramatta to Macquarie Park transport link to achieve the ambition of Big Move 2.

3.2.1. Response

Noted.

3.3. Ku-ring-gai Council

- Council commented on the draft Macquarie Park Integrated Transport Plan and notes it supports the cycling link to Northern Beaches via A3; an active transport link through Browns Waterhole (noting the need for it to be flood-proofed); and the Mona Vale to Macquarie Park public transport improvements.
- Council believes full-scale rapid buses and bus priority along the A3 corridor need to be accelerated to reduce congestion on Mona Vale Road, Ryde Road and Lane Cove Road.
- Council suggests a review of road space allocation to enable bus priority measures.

3.3.1. Response

- In noting Council's submissions, we recognise that some of the transport initiatives extend beyond the precinct and the capacity of the place strategy.
- A detailed precinct transport study will support additional pedestrian, cycling and public transport initiatives from outside the investigation area, encouraging a modal shift and a rebalance of transport use, including road space allocation.

4. State agency and utility provider submissions

4.1. Transport for NSW (including Sydney Metro)

- Transport for NSW supports the big moves, particularly moves 3, 4, 5 and 6, and the proposed land uses around metro stations.
- It welcomes measures to improve accessibility, safety and connectivity of surrounding areas, as well as the benefits that Sydney Metro brings to the area. Transport for NSW is keen to work with the department on neighbourhood master planning and connections to metro stations.
- Transport for NSW suggests reducing parking around the metro stations.
- It seeks clarification on connections to Sydney Metro stations, including the location, timing of provision and funding mechanisms.
- It would like to remain involved as the strategy is refined.
- Transport for NSW owns 1A Talavera Road, which is identified as a linear park, yet is required for future transport purposes.

4.1.1. Response

- In finalising the place strategy and master plan, we have worked with Transport for NSW, state agencies and City of Ryde Council through the Ryde Coordination Group collaboration. Through this process, we have amended the final master plan and place strategy to remove the Talavera Road site as new open space in the Porter's Creek neighbourhood structure plan.
- We will consider parking rates in the detailed precinct transport study. These will be incorporated into the City of Ryde Development Control Plan (DCP).
- We will continue to work with Transport for NSW we progress neighbourhood master plans in collaboration with the Greater Cities Commission, City of Ryde Council and state agencies.

4.2. School Infrastructure NSW

- School Infrastructure NSW supports the overall direction, vision and actions of the place strategy, including the role of education in an innovation precinct. It wants collaboration with the department and council to continue.
- In noting that Wicks Road South (Garungul) neighbourhood is not the only site for schools, it acknowledges that the Department of Education is exploring other sites in or near the precinct – thus continued flexibility is required in the place strategy.
- Actions on public transport, walking and cycling are supported, although more information is required in terms of open space connections, the bus-servicing strategy for local roads and how this infrastructure will be delivered.

- The sports field on Waterloo Road should be identified as existing open space on the Wicks Road South neighbourhood structure plan.
- Any potential future local contribution plan should consider:
 - an exemption for development of public schools given the direct benefit to the Macquarie Park community
 - public domain, transport and other infrastructure works to support public schools
 - receiving a fair share of regional infrastructure contribution funding or from contributions from surrounding residential areas for shared spaces in schools and for walking and cycling.
- School Infrastructure NSW will explore shared use of facilities where there is a mutual benefit for school and community.

4.2.1. Response

- We have worked with School Infrastructure NSW through the Ryde Coordination Group and the SISA Working Group.
- We have revised references to new school facilities to enable flexibility in school planning and have identified the sporting field on Waterloo Road as existing open space.
- Public domain works to support schools are included in the SISA and will be considered in the strategic business case and infrastructure development plan.

4.3. Health NSW

- Health NSW commends the thoughtful and engaging strategy and supports the 6 Big Moves, the 25% urban tree canopy target and a 2:1 tree replacement ratio.
- It believes healthy built environment principles should be embedded in all the Big Moves by referring to the Healthy Built Environment Checklist.
- Health NSW recommends actions to improve access to fresh, affordable food, including healthy food outlets, supermarkets, greengrocers or bubblers.
- The submission includes recommendations around night-time noise curfews; play spaces for students; health impact assessments of infrastructure projects; electric vehicle charging stations, walking and cycling; crime prevention through environmental design strategies; co-location of facilities; shade provision; and commercial space for health and social services.
- Macquarie Park could be a leading creative green space design and be an exemplar of green urbanism with including living roofs and walls and solar.

4.3.1. Response

- Healthy built environments will encourage people to walk, cycle, be active, use public transport or interact with others. To achieve this, the master plan and place strategy will make it easier for

people to walk or cycling and enhance green and blue infrastructure. New roads, pathways, links and smaller blocks will also increase accessibility.

- Tree canopy targets have been adjusted to move closer to the 40% target established in the Greater Sydney Region Plan and North District Plan.
- There will be opportunities to investigate and embed healthy built environment principles during the master planning for neighbourhoods.

4.4. Create NSW

- Create NSW supports the place strategy's cultural and night-time economy component and recommends reframing references to Aboriginal culture and heritage to engage with contemporary living Aboriginal culture.
- Cultural and night-time components will allow people to share ideas and collaborate, as well as create points of connection for people and inform the identity of neighbourhoods.
- Innovative approaches to infrastructure, such as voluntary planning agreements or a percent-for-art scheme will achieve cultural outcomes in Macquarie Park.
- Create NSW has made recommendations regarding the document structure, references to creative businesses, clarifying the term 'culture'; earlier and stronger involvement with Macquarie University in implementing the 18-hour economy, and neighbourhood-based recommendations including permanent infrastructure and temporary activations.

4.4.1. Response

- We have made adjustments to clarify cultural references, activating spaces and emphasising place making outcomes.
- Implementing the 18-hour economy outside the investigation area requires collaboration and facilitation by Council and Macquarie University.
- Neighbourhood master planning will address the need for cultural facilities and programming in each neighbourhood.

4.5. Sydney Water

- Sydney Water wishes to continue collaborating on water needs and seeks comment on all precinct plans, place strategies, major planning proposals and developments.
- Sydney Water supports the actions related to water sensitive urban design and promoting water savings/recycling. Working with the department on water quality or volumetric objectives, and any precinct-wide opportunities, will ensure alignment with Sydney Water's planning.
- The proposed land use projection data in the SISA is in line with the data received from the department for Macquarie Park Master Plan.

4.5.1. Response

- Future opportunities to investigate and include specific water quality or volumetric objectives can be explored in the master planning for neighbourhoods.
- Action 5.4 will introduce best-practice resilient building design controls to mitigate environment impacts and promote energy and water savings/recycling.
- An additional Action 5.8 under Big Move 5 will more sensitively mitigate impacts of stormwater runoff and impacts of wastewater services from existing and new development.

4.6. Ausgrid

- Ausgrid appreciates the cooperation of state agencies regarding energy infrastructure in the precinct. It notes a new major substation at 21 Waterloo Road will cater for data centres and provides information to inform roadway and easement planning on the south western side of Waterloo Road.
- Ausgrid notes another suitably sized and located site is required for an additional substation, likely on the western side of Macquarie Park near the university precinct.

4.6.1. Response

- Continued liaison with Ausgrid will identify a suitable location for a further substation through master planning, taking into consideration the vision and structure plan. The location of any future substations should consider location away from and impact on proposed activated and high amenity places.

4.7. NSW Planning & Environment - Environment, Energy and Science Group (EES)

- EES supports the emphasis on sustainable neighbourhoods, water sensitive urban design principles and improved open space provision. It recommends meeting open space requirements within the investigation area.
- EES requests further consultation with NSW National Parks and Wildlife Service regarding access points into Lane Cove National Park and the next stages of planning. It also requests funding via development contributions for national park infrastructure, creek restoration and water sensitive urban design as well as ongoing consultation on the development of site-specific planning provisions, DCPs and master planning.

4.7.1. Response

- We have updated open space areas to remove land exhibited as open space, though now transferred and incorporated into the Lane Cove National Park ownership.

- We note concerns regarding impacts on the national park and acknowledge additional infrastructure will be required to minimise visitation impacts, particularly in sensitive ecological areas, due to increased levels of use.
- The SISA includes a requirement for approximately 35 ha of green infrastructure and open space in the investigation area. However, not all open space can be viably provided within the precinct.
- Proposed access points into Lane Cove National Park will be further considered at the detailed master planning stage.
- We will work with the NSW National Parks and Wildlife Service and the Biodiversity and Conservation team (previously part of the EES Group) on the proposed national park access points and supporting infrastructure, and guidance on biodiversity conservation in sensitive areas, including creek restoration and water sensitive urban design.

5. Main themes raised by landowners

We have drawn out the following key themes that were raised by landowners across several submissions.

5.1. Existing land uses

Several submissions raise concerns around operations of existing land uses, such as when open space, a woven way or a pedestrian link dissects a site or intends to utilise a portion of the site.

5.5.1. Response

Following the place strategy and master plan, we will prepare neighbourhood master plans to inform planning controls on a site-by-site basis. The place strategy and master plan provide a visionary framework that will be explored through the design process for neighbourhood master plans.

Local planning controls will be applied through the Ryde LEP and DCP once neighbourhood master planning is undertaken. These controls will apply if a development application seeks renewal of the site.

For example, while fine grain open space or pathways indicate the need for cross site linkages in line with movement and place principles, these links or open space areas will be implemented when the landowner seeks to redevelop the site; they will not impact land uses.

5.2. Development potential

Several respondents believe increased commercial floor space and residential density is achievable and that the department should review employment targets and the level of achievable commercial floor space.

Residential targets are considered inadequate by several landowners, with some suggesting that instead of providing ranges, the place strategy should include residential minimum targets. Submissions also requested information on where residential development would be situated within neighbourhoods.

5.5.1. Response

The place strategy and master plan enable a defined and protected commercial core where employment generating uses are the primary outcome for changes or updates to planning controls.

A greater number of residential uses than currently proposed could compromise Macquarie Park as an innovation precinct while also exceeding infrastructure capacity.

The place strategy provides for 20,000 jobs over the next 20 years supported by up to 7,650 new homes, bringing life and activity – day and night – to Macquarie Park. Transitioning Macquarie Park into an innovation precinct will be achieved by diversifying industry-based sectors and encouraging a broader scale of businesses. Future growth will be focused on education; medtech health and biomedical sciences; health care; advanced manufacturing; and digital and telecommunications.

Through the Ryde Coordination Group and industry and community consultation, we explored potential growth pathways for the investigation area with different land use configurations, open space arrangements and infrastructure improvements. The master plan's mix of uses and scale of development will provide the optimum outcome to meet the vision of the place strategy.

Residential uses will be introduced in some neighbourhoods as a catalyst for activity. The number of new homes is capped to protect the integrity of Macquarie Park as an innovation precinct.

Regarding commercial floor space, the place strategy has been updated to refer to quantitative commercial and retail space that encompasses existing capacity and future additional built space.

New activity hubs at the core of the neighbourhoods will offer retail, commercial and, in some cases, residential uses. These will serve workers, visitors and residents and may be social hubs for local communities. Not all activity hubs will include new housing. Residential uses may be provided in proposed areas for diversification outside activity hubs; however, activity hubs are mainly identified to cluster dense residential uses in high amenity localities.

We have reviewed assumptions informing job forecasts and floor space demand, noting they reflect a diversification of uses, while acknowledging that the neighbourhood structure plans are subject to detailed master planning.

5.3. Planning process and implementation pathways

Landowners request clarity on development controls and suggest the place strategy adopt indicative built form controls, including building heights and floor space ratios. Despite this, flexibility is seen as a key principle by landowners.

Landowners of larger sites commonly requested their site be granted 'significant' or 'key' site status in the final place strategy, which would award the flexibility for individual master plans, or to proceed as catalyst sites. Several landowners have prepared master plans for their sites and included these in their submission.

Many respondents support landowner-led master plans, although raised concerns about the need to develop neighbourhood master plans, including around achieving landowner consensus and the potential for inequitable outcomes for smaller landowners.

Many prefer a pathway where larger landowners master plan an individual site or choose which landowners or sites they work with. Other landowners prefer the department and council to lead neighbourhood master planning.

Some respondents request the place strategy reflect the details of approved development applications such as road alignments and approved active frontages.

Most landowners wish to discuss the planning of their individual sites with the department.

5.3.1. Response

The range of preferred options to move development forward in Macquarie Park received through submissions, demonstrates the dichotomy of opinion across stakeholders. Delivery of the Macquarie Park Place strategy relies on holistic planning to achieve delivery of the Big Moves and coordinated delivery of Actions. A coordinated and sophisticated place outcome for Macquarie Park will require a "balanced" approach to planning by the relevant authorities, as opposed to a "consensus" approach which is unlikely to be achieved.

To support the objectives of the place strategy, new planning controls will be prepared to identify appropriate height and development potential as part of the neighbourhood master plans.

5.3.1.1. Key sites

The place strategy does not award 'key sites' designation to individual sites in Macquarie Park given fundamental importance and need for holistic planning to deliver the innovation precinct. Fragmented land ownership and enabling the development of individual sites would diminish this holistic approach. Where the designation of key sites has occurred in other areas, this has allowed key sites to develop individually due to heritage constraints that impact the ability for redevelopment. This is not relevant in Macquarie Park, where land is not subject to constraints, so that master planning can achieve a more consistent distribution of development.

Further, master planning is about balancing individual and competing interests and priorities to meet the broader public interest. Site-by-site consensus will not meet the place strategy objective to develop the precinct as a whole.

5.3.1.2. Infrastructure

Neighbourhood master plans will be accompanied by an infrastructure delivery plan to fully integrate future growth and infrastructure planning. Master planning will lead to new planning controls so that future rezoning of land is supported by necessary infrastructure. Given the extent of infrastructure investment neighbourhood master plans will be staged.

5.3.1.3. Stage 1 neighbourhood master plan implementation

The staged neighbourhood master planning will begin with Neighbourhoods 2 – Waterloo Park (Butbut), 3 – Shrimptons Quarter (Waragal Birrung), and the western portion of Neighbourhood 4 – Macquarie Living Station (Gari Nawi) as Stage 1. These are likely to deliver on the Big Moves, provide short-term catalysts such that intervention and change will have an impact and will also provide for cumulative benefits from their contiguous nature, optimising investment.

All neighbourhood master plans will be subject to review by the NSW State Design Review Panel.

5.1.3.4. Out of sequence neighbourhood master plans

The neighbourhood master planning process is outlined in the implementation section of the place strategy. An out of sequence approval pathway enables landowners to bring forward master planning of neighbourhoods outside Stage 1, though stipulates full landowner agreement.

5.1.3.5. Development approvals

We have updated the place strategy and master plan to reflect recent development approvals, particularly those relating to the location and delivery of open space. We considered this on a site-by-site basis, using criteria including the width of the open space, or whether open space areas are publicly accessible or include plantings or public facilities. Development approvals not reflected in the master plan may be inconsistent with the vision.

5.4. Infrastructure

Many of the landowner submissions request certainty and transparency on the infrastructure requirements, funding mechanisms, and how developments can help to fund infrastructure. There are concerns about how and if out-of-sequence developments would be required to fund infrastructure, with development already underway.

5.4.1. Response

SISA

The SISA supports the delivery of the final place strategy and master plan. It identifies infrastructure and service proposals to support recent and future growth. The SISA provides a high level cost evaluation of infrastructure and service proposals; funding sources and land requirements; and development and delivery timeframes for more than 190 proposals. The estimated costs (excluding land costs) of these proposals to 2036 is approximately \$6.9 billion. Of this, an estimated \$4.7b is associated with major city-shaping infrastructure costs.

Gaps identified in the SISA include Macquarie University Bus Interchange; Macquarie Park northern bus layover; new pedestrian crossings; Macquarie Centre library; street planting and enhancing canopy cover; new open space; and stormwater improvements.

Funding sources could include NSW or Australian government funding, special infrastructure contributions or local infrastructure contributions. The strategic business case will seek in-principle funding approval for infrastructure in the SISA (where alternative streams are not already being progressed). Once support is obtained, individual financial business cases will be prepared.

Infrastructure Delivery Plan (IDP)

We will refine infrastructure requirements and delivery pathways during the preparation of the neighbourhood master plans (which will also inform new or updated planning controls). These master plans alongside the SISA, will feed into the preparation of the Infrastructure Delivery Plan. The IDP is proposed to outline state, regional and local infrastructure costs, staging, sequencing, delivery partners and mechanisms in collaboration with council, Transport for NSW and other infrastructure agencies.

This work will also be informed by a precinct transport study led by Transport for NSW. No rezoning will occur until an endorsed infrastructure delivery plan is in place to support each neighbourhood.

Council will prepare a local contributions plan to further fund local infrastructure.

The timing and provision of infrastructure must support nominated growth; development must not proceed outside agreed arrangements for funding and statutory delivery mechanisms.

5.5. Open space, woven ways and fine grain active frontages

We received objections from landowners who have open space, locations for woven way or active frontages notated on their properties. They request this be changed, or that clarity be provided to avoid overall loss of development potential.

5.5.1. Response

The master plan provides an aspirational end state for Macquarie Park's revitalisation and transformation into an innovation precinct. Securing unencumbered land at for new open space is challenging in an urban area like Macquarie Park.

Macquarie Park suffers a shortfall in open space. Big Move 6 is about connecting to Country and providing better quality open spaces and intends to create more public open space, improve connections to public open space and better interface with Macquarie Park's unique setting within Wallumattagal Country.

While the location of open space, woven ways and active street frontages will be refined in neighbourhood masterplans, this public infrastructure is critical to further growth, and ultimately will impact some privately owned land.

We will address concerns regarding the development potential of a site after achieving these public benefits through compensatory mechanisms, such as acquisition under the *Land Acquisition (Just Terms Compensation) Act 1991*. We will develop terms and any planning and/or bonuses mechanisms to enable delivery of the proposed public infrastructure through the detailed master planning and rezoning.

The strategic landscape framework included in the master plan uses 4 principles: connect the campus to the creek, restore the creeks and corridors, create a fine grain open space network and strengthen the urban tree canopy. Proposed new open space accounts for accessibility and connectivity, distribution, size and shape, quantity, quality, diversity and relationship to Wallumattagal Country and heritage.

The new woven ways restructure movement across and within the area to improve access and create a location for sharing, collaboration and innovation. This network of routes and spaces cut against the strong grid pattern, while responding to natural features and attributes of Ngurra. New pathways and routes will support permeability and encourage the diverse community within Macquarie Park to connect and interact.

Active frontages allow interaction at the boundary between public streets and buildings to create a vibrant and bustling environment, emblematic of a true commercial centre. The master plan prioritises active frontages to address open spaces and the fine grain pathways and woven ways.

If woven ways or open space are located in an existing operating site, there are no immediate intentions to change the operation of this site; rather the vision is for the site if it is renewed or subject to future development.

5.5.1.1. Adjustments to publicly exhibited open space

Some adjustments were made to the publicly exhibited open space.

We adjusted the location of open space at 1A & 1B Talavera Road in neighbourhood 5, in response to feedback from Transport for NSW that the land is required for a future transport purpose. Together with the adjacent Australian Native Landscapes (ANL) site, around 3 ha of open space was proposed to be provided in neighbourhood 5. This was a significant loss to the proposed open space being delivered within the investigation area and required requirement.

Replacement open space has been identified at 144 Wicks Road in neighbourhood 6, adjacent to the hockey field owned by NSW Office of Sport. This would provide approximately 4.4 ha of useable and consolidated area for active and passive recreation, with proximity to Macquarie Metro station, connectivity to Waterloo Road and other green infrastructure connections, as well as a more central location for improved access.



Figure 5: Neighbourhood 5 (as exhibited, key open space at 1A & 1B Talavera Road and the ANL site, represented by 'A' above)



Figure 6: Neighbourhood 6, adjusted key open space located at 144 Wicks Road, shown as 'D'

A reduced 1.2-ha parcel of open space is retained on the ANL site, marked as 'B', to ensure sufficient open space in neighbourhood 5 is provided to support growth in this neighbourhood, a green infrastructure link to the activity hub and buffer to the M2 Motorway.

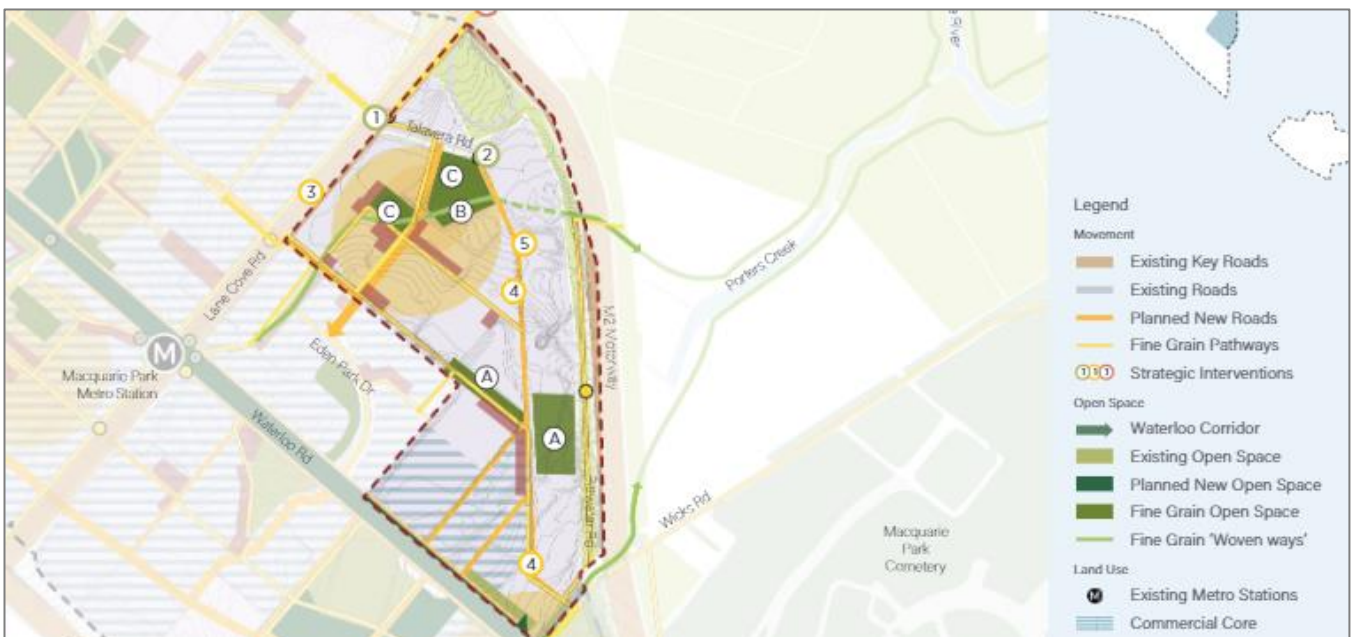



Figure 7: Adjusted open space proposed within Neighbourhood 5, post exhibition.

The 'fountain garden', shown as existing open space 'C', is noted on the plan to retain strategic open space following neighbourhood renewal, given its proximity to the activity hub and alignment with the woven way, connecting to future transport uses.

6. Community, landowner and interest group submissions and responses by key themes

The key themes in non-council and non-state agency submissions are grouped by theme.

6.1. Land use

Key theme	What we heard
 <p>Scale of residential development</p>	<p>Growth forecasts/targets/land use mix</p> <ul style="list-style-type: none"> Review employment targets and achievable commercial floor space. Support employment land uses. Achieve additional density and address inadequate residential targets. Manage overdevelopment, including additional residential land uses. Revise growth forecasts, including for greater commercial growth. Be more ambitious for residential and mixed use development. Employ a bolder housing strategy with wider typologies and tenures and greater commitment to affordable and key worker housing. <p>Development controls</p> <ul style="list-style-type: none"> Clarify allowable building heights, with some buildings being too tall. Delete reduced parking rates. Introduce flexible controls to realise full potential of sites. Address car parking, which will be exacerbated by new development. <p>Feasibility and affordable housing</p> <ul style="list-style-type: none"> Remove the proposed 5-10% affordable housing contribution. Consider and test the feasibility of development with industry. Define affordable housing targets for neighbourhoods. Use inclusionary zoning and set a minimum 7% affordable housing target, consistent with Greater Cities Commission guidance. <p>Infrastructure</p> <ul style="list-style-type: none"> Review infrastructure already delivered or approved.

Key theme	What we heard
	<ul style="list-style-type: none"> • Use flexibility planning controls to fund required infrastructure. <p>Future planning processes</p> <ul style="list-style-type: none"> • Make the place strategy indicative only and establish principles for future master plans or developments if adherence is not possible or desirable. • Use an approach that enables government and industry to lead redevelopment.

6.1.1. Response

6.1.1.1. Growth forecasts/targets/land use mix

We have clarified the additional jobs forecast to show what the additional floor space delivers in employment. There will be floor space for an additional 20,000 jobs under the revised planning controls, in addition to the employment capacity capable under existing planning controls.

Along with the overall diversification of employment generating uses, residential, cultural and community uses will be introduced at locations to provide a catalyst for change. A diversification of land uses and activity is fundamental to an innovation precinct and an 18-hour economy.

Through the Ryde Coordination Group and industry and community consultation, we explored potential growth pathways for the investigation area with different land use configurations, open space arrangements and infrastructure improvements. The master plan's mix of uses and scale of development will provide the optimum outcome to meet the vision of the place strategy.

The number of dwellings is capped to protect the integrity Macquarie Park as a future innovation precinct and to ensure demand for infrastructure does not exceed capacity given the demonstrated infrastructure deficit.

As such, the master plan and place strategy enable a defined and protected commercial core where employment generating uses are the result of proposed changes to the planning controls.

A greater number of residential uses than currently proposed could compromise Macquarie Park as a future innovation precinct.

Affordable housing is proposed to be provided in accordance with NSW Government guidelines, with a target to provide 5-10% affordable housing.

6.1.1.2. Development controls

Neighbourhood master planning will be staged, to inform planning controls and built form – including building heights, floor space ratios and land use at specific locations - to enable rezoning. Design criteria will be incorporated into design guidelines to support the proposed rezoning.

An urban design review will recommend land use zones, maximum height of buildings, floor space ratios and other relevant local environmental plan (LEP) provisions. We will exhibit a DCP alongside the LEP to inform detailed built form controls including setbacks and car parking requirements. This

public exhibition of the neighbourhood master plans will provide the opportunity for further feedback from community and stakeholders.

Built form controls will consider uses to support the 18-hour economy, which will be considered during the development application stage, to ensure appropriateness within the context of the site.

6.1.1.3. Feasibility

Feasibility testing of built form controls will be undertaken as detailed built form outcomes are formed. Affordable housing is proposed to be provided in accordance with NSW Government guidelines, with a target to provide 5-10% affordable housing, subject to a feasibility study.

6.1.1.4. Infrastructure


We have updated the master plan following a review of recently approved development applications. We will repeat this process during neighbourhood master planning to ensure planning controls reflect appropriate and established development outcomes. Note, however, that the master plan and place strategy provide a long-term vision for the precinct that may be inconsistent with short-term planning approvals and applications.

Maximum planning controls will guide urban design and consider infrastructure requirements that respond to anticipated density.

6.1.1.5. Future planning processes

The place strategy and master plan include principles and a strategic framework to inform the neighbourhood master plans. These enable landowners to bring forward neighbourhood master plans as 'out of sequence' development, where certain criteria can be met.

6.2. Access and infrastructure

Key theme	What we heard
 <p data-bbox="280 383 456 450">Access and infrastructure</p>	<p data-bbox="580 383 767 416">Moving around</p> <ul data-bbox="580 443 1469 819" style="list-style-type: none"> • Resolve congestion and avoid increasing it. • Address the impacts of congestion on travel time and air and noise pollution. • Clarify how infrastructure is planned, timed and funded. • Include strategies for other enabling infrastructure (e.g., digital and telecommunications) • Ensure the scale and timing of infrastructure matches development capacity and develop a critical infrastructure priority list. • Provide timeframes and certainty that infrastructure is committed to and funding arrangements finalised. <p data-bbox="580 837 1026 871">Infrastructure planning and funding</p> <ul data-bbox="580 898 1458 1301" style="list-style-type: none"> • Further prioritise walking and cycling and improve safety and amenity for pedestrians. • CMPID (Connect Macquarie Park Innovation District) incentivise developers to create innovation and creative spaces; an at-grade crossing at Lane Cove Road, instead of the underpass. • Integrate with Greater Sydney Green Grid, bike network and transport hubs. • Separate walking and cycling infrastructure - shared paths are not suitable for high activity areas. • Bring forward active transport consultation and include a more specific focus for the provision of bike infrastructure. <p data-bbox="580 1319 1118 1352">Future planning processes/implementation</p> <ul data-bbox="580 1379 1430 1480" style="list-style-type: none"> • Support the final place strategy with an economic plan; clear development mechanism to incentivise innovation spaces; active curation of the public realm; and a night-time economy strategy.

6.2.1. Response

6.2.1.1. Moving around

Big Move 3: ‘Rebalance transport uses’ aims for better local and regional connections through a movement and place framework, including access to public transport including Sydney Metro and Macquarie University Bus Interchange. The diversification of the precinct will see more people using public transport or cycling or walking, seeking to reduce the reliance on vehicular use and congestion within Macquarie Park.

The final place strategy proposes approximately 9.6 km of new roads and 22.2 km of pedestrian and cyclist pathways.

The draft Integrated Transport Plan prioritises public transport access to/from Macquarie Park and walking and cycling opportunities in Macquarie Park. It seeks to increase trip containment within Macquarie Park by creating an amenable, prioritised, and safe pedestrian environment.

A further detailed transport study will support neighbourhood master planning and consider appropriate car parking rates to prioritise public transport, walking and cycling.

6.2.1.2. Infrastructure, planning and funding

The place strategy envisages that over the next 20 years, Macquarie Park Innovation Precinct will see an increase in daily worker population of approximately 20,000 workers and 7,650 new homes. This requires a significant investment in new and upgraded infrastructure.

Big Move 2: 'Scale and time new development to match infrastructure delivery' is enabled through the Macquarie Park SISA, which will inform the place strategy and master plan. The SISA assesses infrastructure and services on a sector basis and covered state, regional and local infrastructure. It identifies 190 infrastructure and service proposals with estimated total costs (excluding land) of approximately \$6.9 billion.

Further analysis of transport network impacts and validation of transport initiatives is a priority to be considered during the Precinct Transport Study, as is an infrastructure delivery plan will address key infrastructure items, estimated costs, delivery timeframes and responsibilities. Rezoning will not occur until an endorsed infrastructure delivery plan is in place for each neighbourhood.

Funding sources could include NSW or Australian government funding, special infrastructure contributions or local infrastructure contributions, developers or a combination of these.

6.2.1.3. Future planning processes/implementation

The place strategy was prepared based on key considerations, actions and recommendations established by the Economic Development Study, exhibited with the draft Place Strategy.


This work will be built upon through the implementation of the place strategy to ensure Macquarie Park's strengths leverage upon the existing economic assets as well as ensuring effective leadership and governance is developed to support Macquarie Park's evolution as an innovation precinct. This will include initiatives such as the development of the night-time economy, and delivering flexible, curated, affordable and agile office space for new and innovative enterprises.

The NSW Government is reviewing the framework for state infrastructure contributions and reform for local contributions – visit [Improving the infrastructure contributions system - nsw.gov.au](https://www.nsw.gov.au/improving-the-infrastructure-contributions-system) for more information.

While we await the finalisation of this reform package, any local infrastructure plan would be exhibited concurrent with the land use rezoning.

The place strategy provides more information on the approach to infrastructure planning and funding.

6.3. Planning process and implementation

Key theme	What we heard
 <p>Planning process</p>	<p>Key sites</p> <ul style="list-style-type: none"> Grant sites ‘significant’ or ‘key’ site status. <p>Future development</p> <ul style="list-style-type: none"> Clarify development controls, especially building heights and floor space. <p>Development approvals</p> <ul style="list-style-type: none"> Update approved development applications, including road alignments and approved active frontages. <p>Public consultation</p> <ul style="list-style-type: none"> Ensure consultation is adequate and that future governance structures include input from end users. Make CMPID (Connect Macquarie Park Innovation District) a key mechanism for state agencies objectives.

6.3.1. Response

6.3.1.1. Key Sites

Refer to Section 0

6.3.1.2. Future development

The master plan establishes an overall design criteria and specific criteria for 7 neighbourhoods. Site specific planning controls will be developed during neighbourhood master planning. As already noted, Stage 1 neighbourhoods are Neighbourhood 2 - Waterloo Park (Butbut) and 3 - Shrimptons Quarter (Waragal Birrung), and the western portion of neighbourhood 4 - Macquarie Living Station (Gari Nawi).

Specific guidance and changes to planning controls, such as specific land use zones, maximum building heights and maximum floor space ratios, will be provided in the neighbourhood master plans. These, and supporting technical studies and other documentation will be exhibited for public comment and feedback.

6.3.1.3. Development approvals


Refer to Section 0 and note, as above, that neighbourhood master plans will be subject to public exhibition, alongside supporting documentation, such as the infrastructure delivery plan.

6.3.1.4. Public consultation

As noted, there will be opportunity for community, landowner and stakeholder feedback when neighbourhood master plans are placed on public exhibition.

We are still working on a proposed governance structure. We recognise the benefits of CMPID as a key input to Macquarie Park as an innovation precinct, noting the established platform linking businesses, people and ideas.

6.4. Environmental

Key theme	What we heard
 <p>Environmental</p>	<p>Biodiversity</p> <ul style="list-style-type: none"> • Address impacts on plants and animals and pressure on Lane Cove National Park and Shrimptons Creek; prioritise biodiversity. • Improve green network connections and increase tree canopy targets • Address corridor habitat. • Provide a clearer, integrated plan for open space and greenery. • Boost Macquarie Park’s ‘greenest business district’ credentials, with new trees delivered via a community building program. <p>Sustainability</p> <ul style="list-style-type: none"> • Address sustainability and climate change • Make the precinct resilient to climate change, including flooding and establish net zero targets and controls, zero increase in potable water use and waste recovery. <p>Water quality</p> <ul style="list-style-type: none"> • Maintain water quality through water-sensitive design and enhance the Lane Cove river.

6.4.1. Response

6.4.1.1. Biodiversity

While the master plan aims to improve access to Lane Cove National Park, we recognise this will place pressure on biodiversity values, plants and animals. The detailed master planning process will provide further opportunities to consider where infrastructure can improve facilities in areas that can support additional visitors, while also protecting areas of the park that are ecologically sensitive.

Additional facilities such as signage and designated paths would support public enjoyment while protecting biodiversity.


6.4.1.2. Sustainability

A goal to contribute to net zero emissions by 2050 is identified as an action – to support this, planning controls, water sensitive urban design and sustainability initiatives will be developed during the neighbourhood master planning process.

6.4.1.3. Water quality

Big Move 5 identifies potential water-sensitive urban design opportunities in new open space and creek restoration works for optimised urban stormwater management. We have included a new action to mitigate the impacts of stormwater runoff and impacts of wastewater services from existing and new development more sensitively.

6.5. Open space and amenity

Key theme	What we heard
 <p>Open space and amenity</p>	<p>Open space provision</p> <ul style="list-style-type: none"> • Plan for more open space to support proposed growth and equally. • Address the location of open space on privately owned land. • Address impacts of increased activity in Lane Cove National Park. • Provide details of specific use and function of open space. • Consider opportunities for additional open space. <p>Development controls</p> <ul style="list-style-type: none"> • Address open space, set locations for woven way and active frontages notations on properties.

6.5.1. Response

6.5.1.1. Open space provision

Building communities around open space will improve health, social cohesion, the local economy, productivity and the environment. The role and function of open space is an underpinning factor to the master plan, using an approach that considered the current context of limited green space in a traditional office business park environment. We developed open space design principles focused on connecting the campus to the creek; restoring the creeks and corridors; creating a finer grain open space network; and strengthening the urban tree canopy. The master plan utilises open space through different forms and functions, including green corridors, parks and passive open space.

We have updated the master plan to provide a greater quantum of total open space – 239,000 – 274,000sqm, an increase from 188,500 - 226,500sqm, because of post exhibition adjustments.

Adjustments in the Porters Creek neighbourhood respond to feedback from Transport for NSW that land at 1A and 1B Talavera Road is required for future transport purposes. Within Porters Creek neighbourhood, we have identified additional open space at Fountain Garden at 5 Talavera Road to reflect existing strategic open space and reduced identified open space at 150 Talavera Road, due to the quantum of open space no longer being delivered on the adjacent TfNSW sites.

Replacement open space for 1A and 1B Talavera Road is provided in the Wicks Road South neighbourhood, at 144 Wicks Road (former site of Peter Boyd High School), adjacent to the office of sports hockey field.

Adjustments have also been made to recognise open space on land with recent development approval, where consistent with the outcomes sought by the place strategy and some adjustments were made for opportunities to connect into existing green connections. Further opportunities for additional open space outside of the investigation area will continue to be explored.

Concerns around open space on private owned land is discussed in Section 0.

Potential impacts from increased visitation in response to increased resident and employment growth is acknowledged. Further collaboration with National Parks to consider the right kind of facilities and/or infrastructure to support increase visitation to Lane Cove National Park where increased activity is appropriate. This may include increased signage for education and guidance of appropriate walking areas and/or restrictions to areas near sensitive biodiversity, improved facilities for visitors and the like.

6.5.1.2. Development controls


Objections to the location of open space on privately owned land included concerns with the location of woven ways, open space and new walking paths. These pathways and routes will provide greater permeability and unlocking a diversity of business spaces and business types.

The place strategy and master plan offer strategic guidance for the location of open space, including pathways and active frontages.

While the location of open space, woven ways and active street frontages will be refined in neighbourhood masterplans, this public infrastructure is critical to further growth, and ultimately will impact some privately owned land.

We will address concerns regarding the development potential of a site after achieving these public benefits through compensatory mechanisms, such as acquisition under the *Land Acquisition (Just Terms Compensation) Act 1991*. We may also develop terms and any planning and/or bonuses mechanisms to enable delivery of the proposed public infrastructure through the detailed master planning and rezoning.

6.6. Economic

Key theme	What we heard
 <p>Economic</p>	<p>Innovation precinct</p> <ul style="list-style-type: none"> Plan for an innovation precinct with a stronger commercial focus. <p>18-hour economy</p> <ul style="list-style-type: none"> Expand the 18-hour economy and activate the precinct. Address noise impacts that come with the 18-hour economy. <p>Infrastructure provision</p> <ul style="list-style-type: none"> Clarify how infrastructure will infrastructure be funded. Address any shortfalls in infrastructure contributions.

6.6.1. Response

6.6.1.1. Innovation precinct

Macquarie Park offers the potential for Sydney to grow as a critical hub for business, innovation, research and education. The place strategy seeks to retain a strong commercial focus to support the existing strong commercial core, whilst also introducing some residential and mixed use development to provide life and activity, day and night, to Macquarie Park.

To enable initiatives such as 18 hour economy, where Macquarie Park can thrive both during the day and night, requires activities which retain population mass, beyond the working day – creating a diverse economic environment and providing opportunities for engagement and collaboration.

Further, addressing the factors that will guide the transformation to an innovation precinct, including offering a critical mass of industry and institutions, a high quality of place where people can live, work and play and effective governance are all tools that will support continued development.

6.6.1.2. 18-hour economy

Any active uses introduced to support the 18-hour economy will be considered during the preparation of the neighbourhood master plans to support appropriate rezoning, as well as during development application assessment processes, to ensure proposed land uses, including the intensity and impacts of those of land uses, are appropriate within the context of the site.


6.6.1.3. Infrastructure provision

Most infrastructure proposals are not funded nor committed to and are subject to further development, scoping, business case investigation and investment decisions. The strategic business case will provide an overall rationale and seek in-principle agreement to the funding of infrastructure required for Macquarie Park Innovation Precinct.

Infrastructure delivery plans will coordinate the staging and delivery of infrastructure, through a range of state and local funding mechanisms.

A critical deliverable of the planning pathways outlined in the Implementation section and approval pathways of the place strategy is the requirement that infrastructure required for future growth is in place prior to any rezoning of land.

6.7. Social

Key theme	What we heard
 Social	Social infrastructure <ul style="list-style-type: none">• Address concerns about overcrowding and a loss of amenity.• Plan for more schools.• Address affordable housing. Design

Key theme	What we heard
	<ul style="list-style-type: none"> • Activate the precinct with more cultural activities and improve safety. • Ensure the design quality of new apartments. • Ensure the final place strategy respects Country.

6.7.1. Response

6.7.1.1. Social infrastructure

The proposed introduction of residential development into Macquarie Park intends to provide diversification of uses, increase activation and contribute to an active 18-hour economy. We are working with the Department of Education to ensure sufficient capacity for new schools to support the future growth of the precinct.

The place strategy identifies a target to delivery 5-10% affordable housing as a key action, consistent with the Greater Sydney Region Plan. We will undertake a feasibility assessment to inform an affordable housing scheme, which will identify the extent of affordable housing achievable. This process will form part of the neighbourhood master plans.

6.7.1.2. Design

Detailed urban design outcomes within each neighbourhood will be developed and implemented into the Ryde LEP and DCP, to manage the quality of built form. The Apartment Design Guide is also in place, to guide amenity and design requirements, applied through the development approval process.

We consulted with the Sydney-based strategic consultancy Old Ways, New to bring their cultural, placemaking and master planning expertise into the project. We have integrated Country-centred design methodology into the master planning process to bridge the needs of industry and Country.

The master plan and place strategy aim to connect with Country and the deep history and culture of Wallumattagal Ngurrangra (places) and Dharug Ngurra (Country). Placemaking principles as include revealing of Country through its creeks, increasing amenity and liveability of public space and stronger connections to Macquarie University.

Consultation with Aboriginal leaders will continue during neighbourhood master planning.

7. Consistency with strategic framework

7.1. Greater Sydney Region Plan and North District Plan

The Greater Sydney Region Plan identifies a *Metropolis of Three Cities* within Greater Sydney: the Western Parkland City, the Central River City and the Eastern Harbour City. Macquarie Park precinct is within the Eastern Harbour City. The North District Plan, which applies to the precinct, recognises the opportunities of Macquarie Park, part of the Eastern Economic Corridor. The draft place strategy supports the vision for the Eastern Harbour City by:

- supporting jobs closer to people's homes, to deliver the vision for a 30-minute city
- enabling Macquarie Park's transition to an innovation precinct, with additional capacity for commercial floor space and maintaining a commercial core
- Rebalancing the split between car use and sustainable transport and improving urban amenity including for pedestrians and cyclists
- Promoting excellence in urban design
- Developing a range of housing, providing access to public transport and infrastructure including schools, hospitals and community facilities
- Linking walking and cycling paths to Lane Cove National Park and providing a green urban landscape.

7.2. Future Transport Strategy 2056

Future Transport Strategy 2056 is a 40-year vision for the NSW transport system. Together with the region plan and district plan, it is focused on integrated movement and place solutions that support the character of the places and communities of the future.

The rezoning of Macquarie Park will align with the strategy by:

- providing opportunities for people to live near transport, facilities, jobs and homes
- creating new walking and cycling connections and accessibility
- integrating initiatives including the Macquarie University Bus Interchange, the east-west public transport connection from Mona Vale to Macquarie Park, and upgrades to cycling and pedestrian infrastructure
- helping to provide 30-minute access to centres.

8. Amendments and next steps

8.1. Amendments

Table 3: Key changes to the place strategy

Section	Description	Comments	See Section (of this report)
Big Moves	<p><u>Big Move 5</u></p> <p>Include Action 5.8 to mitigate the impacts of stormwater runoff and impacts of wastewater services from existing and new development.</p>	Response to Sydney Water submissions and strategy vision to improve impacts from increased stormwater and wastewater services.	Refer to Section 4.5 . Error! Reference source not found.
Master Plan	<p><u>Overall Design Criteria</u></p> <p>Increased urban tree canopy target to 40%.</p> <p>Adjusted criteria for achieving urban tree canopy target.</p>	<p>More closely aligns with the Greater Sydney Region Plan and District Plan.</p> <p>More closely reflects Health NSW submissions and community, landowner and interest group submissions.</p>	Refer to Section 4.3 and 6.4 .
Neighbourhood 1 North Park – Ngalawala (Reciprocity)	Design criteria updated to ensure new open space is comfortable and will encourage activation.	More closely reflects community, landowner and interest group submissions.	Refer to Section 6.5 .
Neighbourhood 2 Waterloo Park – Butbut (Heart)	N/A	N/A	N/A
Neighbourhood 3 Shrimptons Quarter – Waragal Birrung (Evening Star)	Design criteria updated to ensure future pedestrian and cycle links connect with adjacent residential to the west.	More closely reflects community, landowner and interest group submissions and Greater Sydney Region Plan and District Plan.	Refer to Section 6.5 and 7.1 .

Section	Description	Comments	See Section (of this report)
Neighbourhood 4 Macquarie Living Station – Gari Nawi (Saltwater Creek)	N/A	N/A	N/A
Neighbourhood 5 Porters Creek – Burbigal (Morning)	Overall adjustment reducing open space provision in neighbourhood.	Open space updated to reflect TfNSW submissions regarding need for land for future transport use at 1A and 1B Talavera Road.	Refer to Section 6.5 .
Neighbourhood 6 Wicks Road South – Garungul (Unbreakable)	New open space identified at 144 Wicks Road	Additional open space provided to support passive and active recreation.	Refer to Section 6.5 .
Neighbourhood 7 North Ryde Riverside – Narrami Badu-Gumada (Connecting Water Spirit)	Included walking trail, cycleways and possible micro-mobility corridors. Minimise emphasis on the prioritisation of buses.	More closely reflects community, landowner and interest group submissions and Greater Region plan and District Plan frameworks.	Refer to Section 6.5 and 7.1 .
Neighbourhood 7 North Ryde Riverside – Narrami Badu-Gumada (Connecting Water Spirit)	Design criteria updated to ensure future buildings provide opportunities for support learning facilities and innovation.	More closely reflects community, landowner and interest group submissions.	Refer to Section 6.2 .

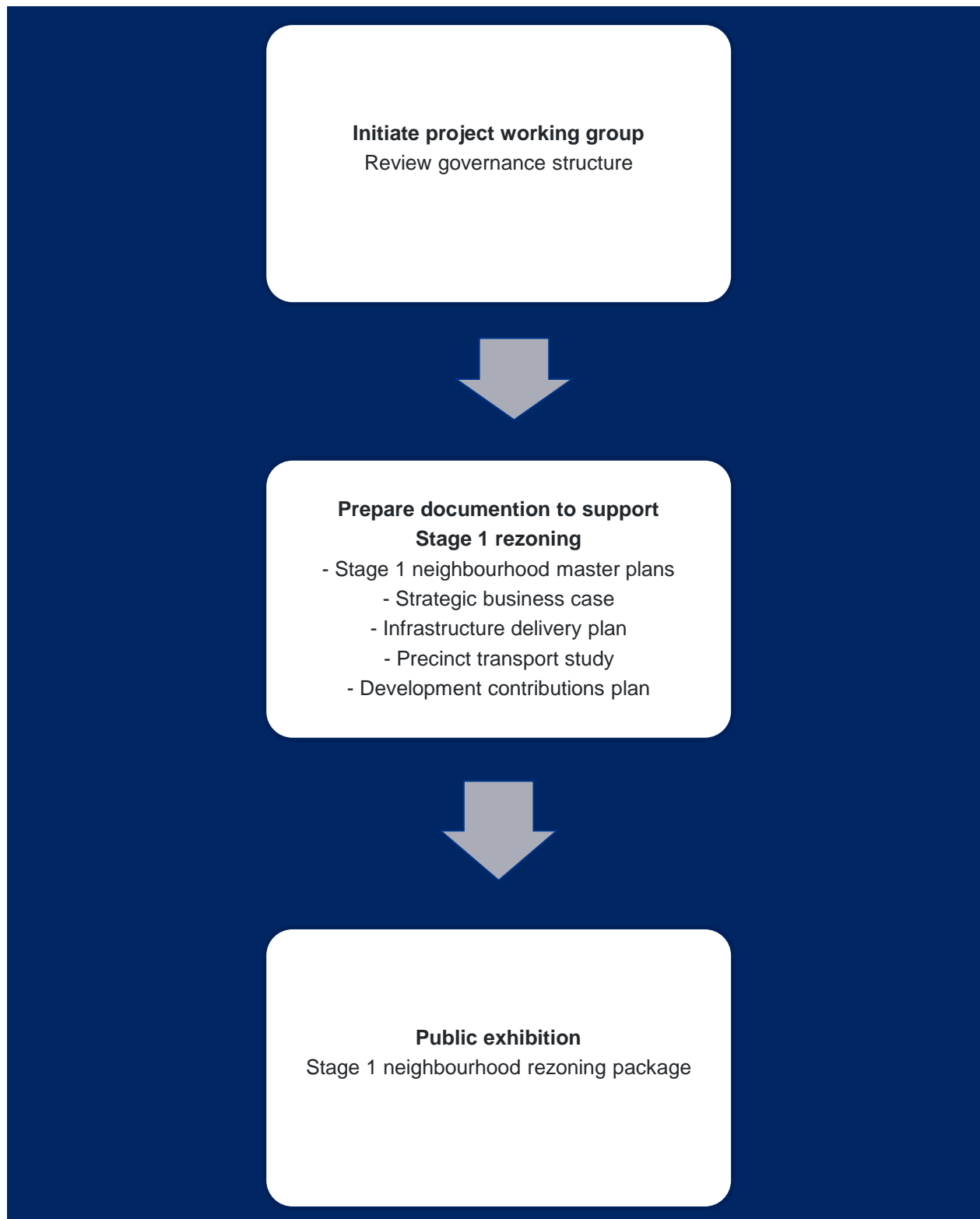
Table 4: Changes to the master plan

Neighbourhood	Description/location of change	Comments	See Section (of this report)
<p>Neighbourhood 1 North Park – Ngalawala (Reciprocity)</p>	<p>Revised street tree canopy targets.</p>	<p>More closely aligns with the Greater Sydney Region Plan and District Plan.</p> <p>More closely reflects Health NSW submissions and community, landowner and interest group submissions.</p>	<p>Refer to Section 4.3 and 6.4.</p>
<p>Neighbourhood 2 Waterloo Park – Butbut (Heart)</p>	<p>Updated to confirm green elements (e.g. green roofs and green walls) are in addition to canopy targets.</p>	<p>More closely aligns with the Greater Sydney Region Plan and District Plan.</p> <p>More closely reflects Health NSW submissions and community, landowner and interest group submissions.</p>	<p>Refer to Section 4.3 and 6.4.</p>
<p>Neighbourhood 2 Waterloo Park – Butbut (Heart)</p>	<p>Revised street tree canopy targets.</p>	<p>More closely aligns with the Greater Sydney Region Plan and District Plan.</p> <p>More closely reflects Health NSW submissions and community, landowner and interest group submissions.</p>	<p>Refer to Section 4.3 and 6.4.</p>
<p>Neighbourhood 3 Shrimptons Quarter – Waragal Birrung (Evening Star)</p>	<p>Revised street tree canopy targets.</p>	<p>More closely aligns with the Greater Sydney Region Plan and District Plan.</p> <p>More closely reflects Health NSW submissions and community, landowner and interest group submissions.</p>	<p>Refer to Section 4.3 and 6.4.</p>

Neighbourhood	Description/location of change	Comments	See Section (of this report)
Neighbourhood 3 Shrimptons Quarter – Waragal Birrung (Evening Star)	Updated to confirm green elements (e.g. green roofs and green walls) are in addition to canopy targets.	More closely aligns with the Greater Sydney Region Plan and District Plan. More closely reflects Health NSW submissions and community, landowner and interest group submissions.	Refer to Section 4.3 and 6.4 .
Neighbourhood 4 Macquarie Living Station – Gari Nawi (Saltwater Creek)	Open space updated to reflect development approval as appropriate.	Reflects the recent development approvals within the precinct.	Refer to Section 5.3.1.5 .
Neighbourhood 5 Porters Creek – Burbigal (Morning)	Updated to confirm green elements (e.g. green roofs and green walls) are in addition to canopy targets.	More closely aligns with the Greater Sydney Region Plan and District Plan. More closely reflects Health NSW submissions and community, landowner and interest group submissions.	Refer to Section 4.3 and 6.4 .

8.2. Next steps

Figure 8: Broad overview of next steps of the project



9. Appendix 1 – Submitters

Visit [Macquarie Park - \(nsw.gov.au\)](https://www.nsw.gov.au) to view submissions.

Table 5: List of submitters

	Category	Submitter site	Neighbourhood
	Council	City of Parramatta Council	Macquarie Park
	Council	Ku-ring-gai Council	Macquarie Park
	Council	City of Ryde Council	Macquarie Park
	Community group	The 416 Group	General
	Community group	Friends of Lane Cove NP	General
	Community group	Ryde Gladesville Climate Change Action Group	General
	Community group	Habitat Network/International Environmental Weed Fdn.	General
	Community group	Ryde Hunters Hill Flora & Fauna Preservation Society	General
	Industry group	Connect Macquarie Park Innovation District	General
	Industry group	Committee for Sydney	General
	Industry group	Urban Taskforce	General
	Industry group	The Urban Development Institute of Australia	General
	Industry group	Property Council of Australia	General
	Industry group	Bicycle NSW	General
	Industry group	Inhabit Place	General
	Industry group	Shelter NSW	General
	Infrastructure agency	Ausgrid	General

	Category	Submitter site	Neighbourhood
	Infrastructure agency	Northern Sydney Local Health District Health	General
	Infrastructure agency	Sydney Water	General
	Infrastructure agency	TFNSW incl Sydney Metro	General
	Infrastructure agency	Create NSW	General
	Infrastructure agency	Schools Infrastructure NSW	General
	Infrastructure agency	Environment NSW	General
	Landowner	1 Lyonpark Road (Optus Campus)	Shrimptons Quarter
	Landowner	1 Rivett Road	North Ryde Riverside
	Landowner	1 Talavera Road	Porters Creek
	Landowner	1, 2, 6-8 Julius Avenue	Porters Creek
	Landowner	14-30 Delhi Road	North Ryde Riverside
	Landowner	144 Wicks Road	Wicks Road South
	Landowner	15 Talavera Road	North Park
	Landowner	150 Wicks Road	Porters Creek
	Landowner	2 Eden Park	Macquarie Park Living Station
	Landowner	2-4 Lyonpark Road	Shrimptons Quarter
	Landowner	269-271 Lane Cove Road	Macquarie Park Living Station
	Landowner	277 Lane Cove Road	Macquarie Park Living Station
	Landowner	285-297 Lane Cove Road	Porters Creek
	Landowner	307 Lane Cove Road	Outside precinct
	Landowner	3-15 Lyonpark Road	Shrimptons Quarter

Category	Submitter site	Neighbourhood
Landowner	33-39 Talavera Road 11-17 Khartoum Road 1-5 Khartoum Road 60-66 Waterloo Road 16 Giffnock Avenue 39 Delhi Road	
Landowner	36-40 Waterloo Road– Macquarie Park Exchange	Macquarie Park Living Station
Landowner	384-390 Lane Cove Road	Macquarie Park Living Station
Landowner	40-52 Talavera Road	North Park
Landowner	44-50 Waterloo Road	Waterloo Park
Landowner	5 Eden Park Road	Porters Creek
Landowner	54 Waterloo Road	Waterloo Park
Landowner	66-82 Talavera Road	North Park
Landowner	6-8 Byfield Street	Shrimptons Quarter
Landowner	Landholding bound by Wicks Road, Epping Road, Lachlan's line	Wicks Road South
Landowner	Former CSIRO & 14 Julius Ave	North Ryde Riverside
Landowner	Ivanhoe Estate	Mac Park Uni (Herring Road) Precinct
Landowner	Macquarie Shopping Centre	Mac Park Uni (Herring Road) Precinct
Landowner	Macquarie University	Mac Park Uni (Herring Road) Precinct
Landowner	Multiple sites owned by Goodman	
Landowner	North Ryde Assets 10, 10A, 12 Julius Ave; 1 Lucknow Road	North Ryde Riverside

Category	Submitter site	Neighbourhood
Landowner	Optus Campus	Shrimptons Quarter
Landowner	4 Byfield Street 2 Byfield Street 6-8 Lyonpark Road 10 Lyonpark Road	Shrimptons Quarter
Landowner	Oakstand Pty Ltd	North Ryde Riverside
Community members	Outside Macquarie Park investigation area	N/A