
Department of
Planning and Environment



What We Heard

Macquarie Park Precinct

September 2022

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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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Contents

About this report.....	4
Feedback.....	4
Future.....	4
Engagement approach.....	6
Submission analysis.....	7
What you told us	8
What's next	11

About this report

This report supports the finalisation of the Macquarie Park Place Strategy package exhibited by the Department of Planning and Environment, which included a place strategy, master plan and supporting technical documents.

The What We Heard report provides a high-level overview of the feedback we received from the community, landowners and stakeholders, key issues raised in submissions, and how we responded when finalising the Macquarie Park Place Strategy package.

Feedback

The draft Macquarie Park Place Strategy package was generally well received by the community and stakeholder groups. Issues raised in feedback included:

- Transport and movement
- Infrastructure and amenity
- The planning process
- Natural environment and climate change
- Density, building heights and development controls
- Balance of commercial and residential land uses
- 18-hour economy
- Open space and tree canopy.

Future

The place strategy and master plan have been amended in response to feedback, including changes to the big moves, neighbourhood design criteria, targets and land use. The final package sets the foundation and direction for future neighbourhood master planning and rezoning. This future work will continue to be informed by the feedback provided on the draft place strategy package.

There will be more opportunities to provide feedback as planning for the precinct continues. We thank the community and stakeholders for their involvement to date. We are committed to working together to transform Macquarie Park into a world-class business and innovation precinct.

Planning process for Macquarie Park

Exhibit draft Macquarie Park Place Strategy package for community and stakeholder consultation



July – August 2021

The draft place strategy and master plan set the overarching strategic vision for the precinct that will inform future detailed master planning and rezoning for neighbourhoods.

Use feedback to inform the final Macquarie Park Place Strategy package.



Late 2021 – mid 2022

Community and stakeholder feedback on draft place strategy and master plan is reviewed. The final documentation is amended in response.

Finalise the place strategy and master plan

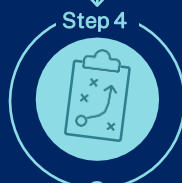


August 2022

Place strategy and master plan are finalised and set out the final vision for the precinct, key deliverables for the neighbourhoods and the next stages of the project.

WE ARE HERE →

Stage 1 detailed master planning and proposed rezoning

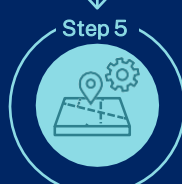


Late 2022 - 2024

The staged detailed master planning will begin with Stage 1, which comprises Waterloo Park (Butbut), Shrimptons Quarter (Waragal Birrung) and the western portion of Macquarie Living Station (Gari Nawi) neighbourhoods.

The detailed master planning and proposed rezoning will introduce new planning controls to guide development in these neighbourhoods.

We will seek community feedback on the draft master plan and proposed rezoning in 2023.



Future Planning

Involves a detailed master planning process to rezone subsequent neighbourhoods. This will include consultation and engagement with the community and will be guided by future decisions of the NSW Government.

Engagement approach

The draft Macquarie Park Place Strategy was exhibited from 1 July 2021 to 10 August 2021, supported by technical studies.

The Department of Planning and Environment provided several opportunities for the community and stakeholders provide feedback.

More than 180 people attended the webinar sessions, and 110 written submissions were received. These informed the finalisation of the Macquarie Park Place Strategy package.

A wide range of topics were raised during consultation including land use, transport, access and infrastructure, the planning process, economics, open space, environmental and social.

Some of the concerns raised in submissions will be considered in subsequent stages of master planning and rezoning. The community and stakeholders will be engaged as the precinct progresses.

Summary:

- 6 weeks of public engagement
- 110 submissions received

The engagement involved:

- 3 online information sessions held on 13, 14 and 21 July 2021 for the community, developers and stakeholders – attended by more than 180 people
- Advertising on Facebook and posts on Twitter, reaching 53,648 Facebook users
- 6,700 unaddressed postcards to residents in the precinct and surrounding area
- 367 letters to landowners in relation to proposed potential open space
- 3,000 visits to the department's Macquarie Park precinct webpage

Submission analysis

- 53% were from the community
- 31% were from landowners
- 7% were from industry and interest groups
- 6% were from state government agencies and utility providers
- 3% were from local government

Key issues raised:

- 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

What you told us

Most frequently raised topics:

Traffic and public transport use

What you told us

Traffic and transport were key themes across the submissions, including the need to reduce congestion, car use and parking in Macquarie Park. There was strong support for improved walking and cycling paths and access to public transport.

Our response

The place strategy seeks to encourage public transport, cycling and walking within the precinct. Big Move 3: 'Rebalance transport uses' promotes improved local and regional connections through a movement and place framework, including access to public transport such as Sydney Metro and the Macquarie University Bus Interchange. About 9.6 km of new roads and 22.2 km of pedestrian and cycle paths are proposed. Car parking rates will be considered as part of the detailed transport study, to prioritise active and public transport options.

Infrastructure to support development

What you told us

Submissions called for infrastructure such as transport and schools to be delivered alongside development. Flexibility in school locations was seen as crucial, along with infrastructure to support schools. There was also a desire to understand how infrastructure is planned, timed, and funded.

Our response

Big Move 2: 'Scale and time new development to match infrastructure delivery' is enabled through the Greater Cities Commission's Strategic Infrastructure and Services Assessment, which identifies future infrastructure and service needs for Macquarie Park. Infrastructure delivery plans will coordinate the staging and delivery of infrastructure, through a range of state and local funding mechanisms.

We have revised references to new school facilities for flexibility in school planning and have identified the sporting field on Waterloo Road as existing open space. Public works to support schools are included in the SISA and will be further considered in the strategic business case and infrastructure delivery plan.

The planning process and development controls

What you told us

There was a desire to understand the planning process and the timing and delivery of the master plans. Some submissions requested the place strategy reflect details of recently approved development applications, including road alignments, open space and approved active frontages. Submissions also asked for clarity around development controls, particularly building heights and floor space, while flexibility was still seen as a key principle. Support was expressed for ongoing consultation and collaboration with the community, stakeholders and government agencies.

Our response

The finalised master plan considered recently approved development applications with emphasis remaining on the role of the master plan to deliver the vision for the precinct. A further review of development applications will occur during neighbourhood master planning to deliver appropriate planning controls.

The principles and strategic framework established by the place strategy and master plan will support the preparation of new planning controls to identify appropriate heights and development potential as part of the neighbourhood master plans. Government will begin work on the state-led Stage 1 master planning and proposed rezoning in mid-late 2022. Landowners can bring forward neighbourhood master plans outside Stage 1 as 'out of sequence' development, where there is full landowner agreement.

Natural environment and climate change

What you told us

Submissions emphasised the importance of creating sustainable neighbourhoods, addressing climate change and prioritising biodiversity.

Our response

Big Move 5 recognises the importance of sustainability, including a target to contribute towards net zero emissions by 2050, best-practice resilient building design controls and mitigating impacts of stormwater runoff and wastewater services from existing and new development. Neighbourhood master plans will consider healthy built environment principles, including water-sensitive urban design and biodiversity conservation.

Built form and density

What you told us

Managing density, overdevelopment and design quality were key concerns. Several submissions called for additional commercial floor space and residential density, with some respondents considering residential targets inadequate.

Our response

The balance of residential and commercial targets is unchanged to allow for the delivery of a strong commercial core. Increasing residential uses could compromise Macquarie Park as an innovation

precinct and exceed infrastructure capacity. Residential uses will be mainly clustered in high-amenity localities. Design outcomes within each neighbourhood will be implemented and managed through the Ryde Local Environmental Plan (LEP), Development Control Plan (DCP) and Apartment Design Guide (ADG).

Innovation, a commercial core and an 18-hour economy

What you told us

Submissions generally supported planning for an innovation precinct with a strong commercial focus and creating an 18-hour economy.

Our response

The place strategy seeks to retain a strong commercial focus to support the existing strong commercial core, while also introducing some residential and mixed-use development to allow for varied uses, increased activation and an active 18-hour economy.

Open space and tree canopy

What you told us

Submissions valued the importance of open spaces and tree canopy.

Our response

The master plan and place strategy have been updated to provide more open space, including recreation and passive open space and green links. Further opportunities for open space will be explored outside of the Macquarie Park corridor to meet the open space requirements set by the SISA.

Tree canopy targets have been increased to 40% to align with the Greater Sydney Region Plan and North District Plan.

Cycle and pedestrian links

What you told us

The need to prioritise walking and cycling was recognised and supported, with an emphasis on improving safety and urban amenity for pedestrians and cyclists.

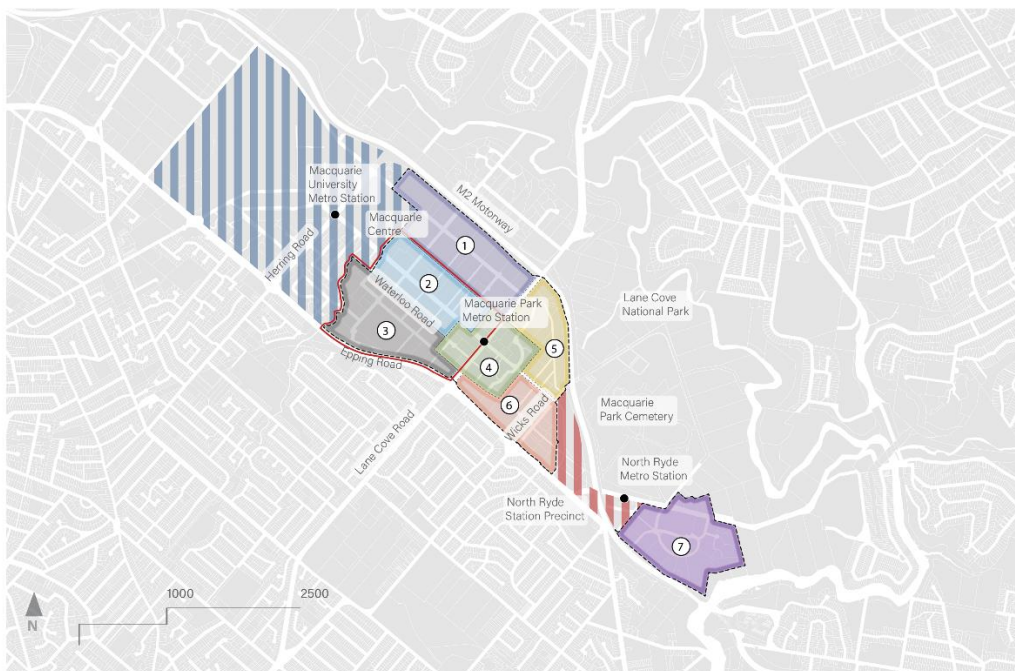
Our response

The diversification of the precinct will see more people using public transport or cycling or walking, reducing car use and congestion. The Integrated Transport Plan prioritises walking and cycling in Macquarie Park. A further detailed transport study will support neighbourhood master planning to prioritise public transport, walking and cycling.

What's next

The place strategy and master plan set the overarching vision to inform neighbourhood master planning and rezoning of Macquarie Park.

Planning for the neighbourhoods will occur in stages, starting with Waterloo Park (Butbut), Shrimptons Quarter (Waragal Birrung) and the western portion of Macquarie Living Station (Gari Nawi) neighbourhoods as Stage 1 through a state-led planning pathway. We will seek further community and stakeholder feedback during the detailed neighbourhood master planning for Stage 1 and subsequent stages.



- Legend
- | | | |
|---|--|---|
| ① North Park
- Ngalawala (Reciprocity) | ⑤ Porters Creek
- Burbigal (Morning) | ● Metro station |
| ② Waterloo Park
- Butbut (Heart) | ⑥ Wicks Road South
- Gerungul (Unbreakable) | ▨ Macquarie university
(Herring Road) Precinct |
| ③ Shrimptons Quarter
- Waragal Birrung (Evening Star) | ⑦ North Ryde Riverside
- Narrami Badu-Gumada
(Connecting Water Spirit) | ▨ North Ryde Station precinct |
| ④ Macquarie living Station
- Gari Nawi (Saltwater Canoe) | | — Stage 1 Neighbourhood
Master Plan |

You can download the Finalisation Report from our website for further detail on the consultation, issues raised in submissions and how those issues have been addressed to finalise the place strategy. You can also register for email updates on planning in Macquarie Park.