

Department of Planning and Environment

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Explanation of Intended Effect

Macquarie Park Innovation Precinct Stage 1 Rezoning Proposal

November 2023



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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Executive Summary

The Macquarie Park Stage 1 Neighbourhood Precinct (Stage 1) is the first strategic piece to deliver the Macquarie Park Innovation Precinct (MPIP) Place Strategy (Place Strategy). The planning package introduces residential development into the business district bring vibrancy and an 18 hour economy and reinforces the area as an innovative precinct and economic powerhouse in Sydney's North District.

In accordance with the MPIP Place Strategy (shown in Figure 1) this Explanation of Intended Effect (EIE) document sets out changes to planning controls to deliver the Stage 1 rezoning (shown in Figure 2).

A State Environmental Planning Policy (SEPP) is proposed to amend the Ryde Local Environmental Plan 2014 (Ryde LEP 2014) to implement the proposed planning controls and facilitate the vision for the Stage 1 rezoning as outlined in the Place Strategy.

Following exhibition of the draft planning controls including the MPIP Stage 1 Neighbourhoods design guide (Stage 1 Design Guide), public submissions will be reviewed, and the draft planning package amended as required.

The Department of Planning and Environment (Department) has worked in collaboration and consultation with the City of Ryde Council (Council), State government agencies and the Ryde Coordination Group (RCG) to prepare the draft Stage 1 Master Plan and rezoning for Macquarie Park.

1 Introduction

1.1 Purpose

This EIE has been prepared to set out the proposed planning controls for the MPIP Stage 1 rezoning.

It is proposed to make a self-repealing SEPP under the *Environmental Planning and Assessment Act 1979* (EP&A Act) to amend the Ryde LEP 2014. The SEPP will establish planning controls for the neighbourhoods within Macquarie Park comprising Stage 1. The amendments will facilitate the MPIP Stage 1 Master Plan (Stage 1 Master Plan) vision for the Stage 1 neighbourhoods.

This EIE also includes proposed amendments to Environmental Planning and Assessment Regulation 2021 (EP&A Regulation) and Ministerial Direction 1.18 to support the amendments to Ryde LEP 2014.

1.2 Overview

1.2.1 Macquarie Park Innovation Precinct

Macquarie Park—originally known by its Aboriginal name Wallumatta—sits within the City of Ryde local government area. Macquarie Park is home to Macquarie University, Macquarie University Hospital, Macquarie University Incubator and more than 180 large international corporations and 200 small businesses. With Macquarie Hospital and CSIRO Lindfield nearby, it is one of the largest non-CBD office markets in Australia.

Macquarie Park's success draws on decades of employment-related investment and development. This is a cluster of leading companies, many of which base their Asia-Pacific headquarters in Macquarie Park. People can easily connect to the rest of Greater Sydney via Sydney Metro Northwest services.

The MPIP is essential to growing Greater Sydney's capacity as a centre for innovation, attracting top businesses from around the world and creating new jobs and opportunities for the people of Sydney.

The entire Macquarie Park Corridor covers 350 hectares, which includes Macquarie University through to North Ryde Riverside Corporate Park (Figure 1). It is generally bounded by the M2 Motorway and Delhi Road on the north-east, Epping Road on the south-west, Macquarie University on the north-west and Lane Cove River to the south-east. Leveraging its existing economic profile, Macquarie Park has the potential to be transformed into a diverse innovation and collaboration precinct.

Macquarie Park Innovation Precinct (MPIP) covers approximately 170 hectares of employment zoned land between the Macquarie Shopping Centre and Ivanhoe Estate through to North Ryde Riverside Corporate Park.

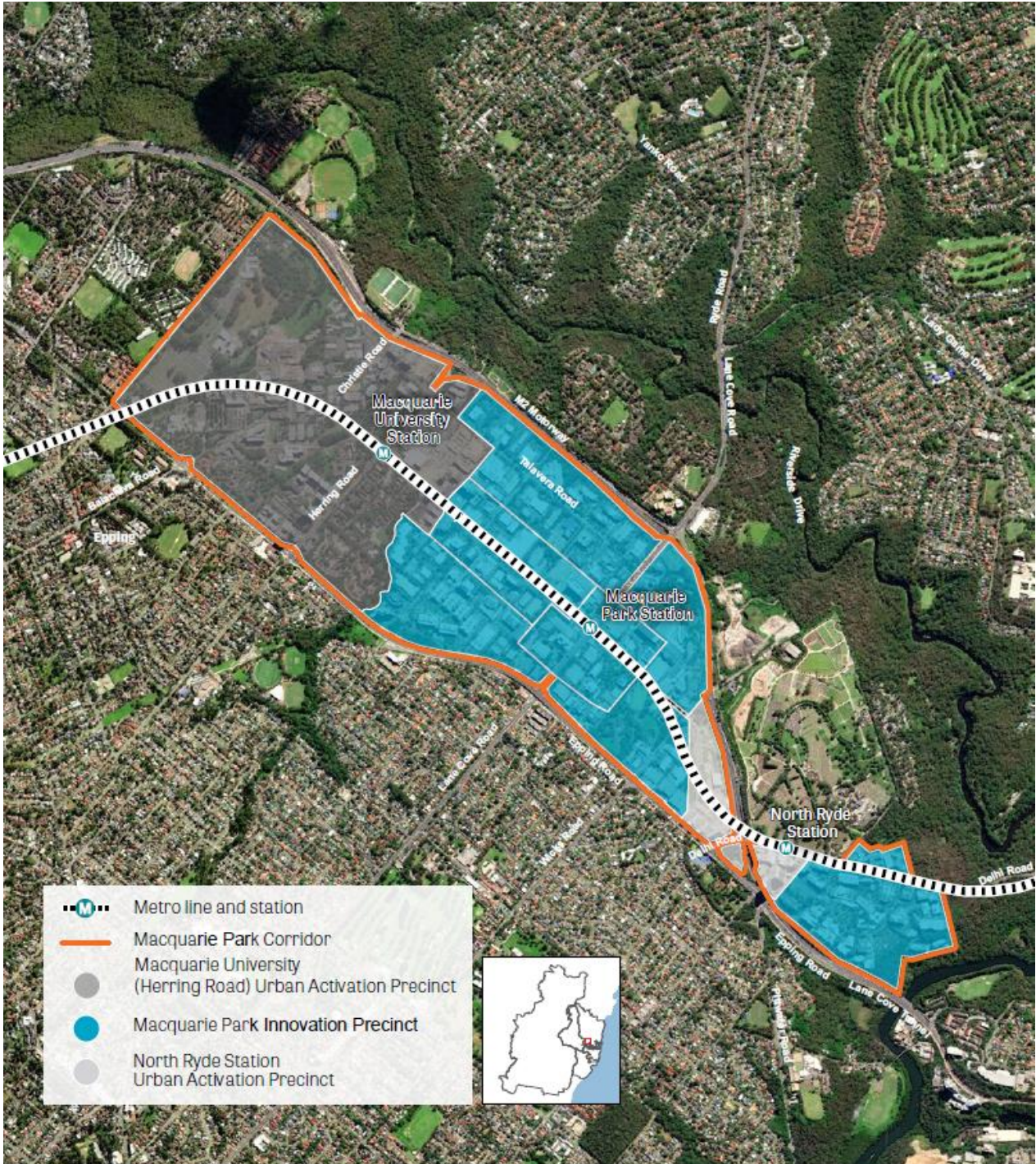


Figure 1 - Macquarie Park Corridor

1.2.2 MPIP Place Strategy

In September 2022, the MPIP Place Strategy and MPIP Master Plan were endorsed by the then Minister for Planning and Public Spaces.

The Place Strategy sets the vision, actions and provides a strategic land use framework to grow Macquarie Parks economic capacity by providing direction on future commercial, residential, and retail land uses. This vision enhances 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.

The Place Strategy informs the planning for new connections and open spaces, as well as an additional 20,000 jobs and up to 7,650 homes in the innovation precinct. When prepared, the Place Strategy was accompanied by an Integrated Transport Plan developed by Transport for NSW and the Macquarie Park Strategic Infrastructure and Services Assessment (SISA) produced by the Greater Cities Commission (formerly the Greater Sydney Commission).

The Place Strategy established six big moves as the key objectives and outcomes sought by the implementation of the Place Strategy. These are:

1. Drive the transformation into an innovation precinct
2. Scale and time new development to match infrastructure capacity
3. Rebalance transport uses
4. Priorities and enrich the pedestrian experience
5. Create sustainable neighbourhoods within Macquarie Park, each with their own identify and role
6. Connect to County and delivery better quality open spaces

The infrastructure investment needed to support growth in Macquarie Park means master planning and rezoning of the neighbourhoods has been staged.

Stage 1 includes master planning for:

- Neighbourhood 2 – Waterloo Park - Butbut (Heart),
- Neighbourhood 3 – Shrimptons Quarter - Waragal Birrung (Evening Star), and
- the western portion of Neighbourhood 4 – Macquarie Living Station - Gawi Nawi (Saltwater Canoe) (Figure 2). The eastern portion of the Gawi Nawi neighbourhood is included in the Stage 1 Master Plan area, however, will be rezoned within Stage 2.
- Part of Neighbourhood 6 – Wicks Road South - Garungul (Unbreakable), which seeks to ensure delivery of public open space to support future growth. Additional sites for public open space (at 144 Wicks Road and 18 Waterloo Road) are included within the Stage 1 rezoning to bring certainty to the delivery of open space in the precinct, though are not included within the detailed master planning for Stage 1.

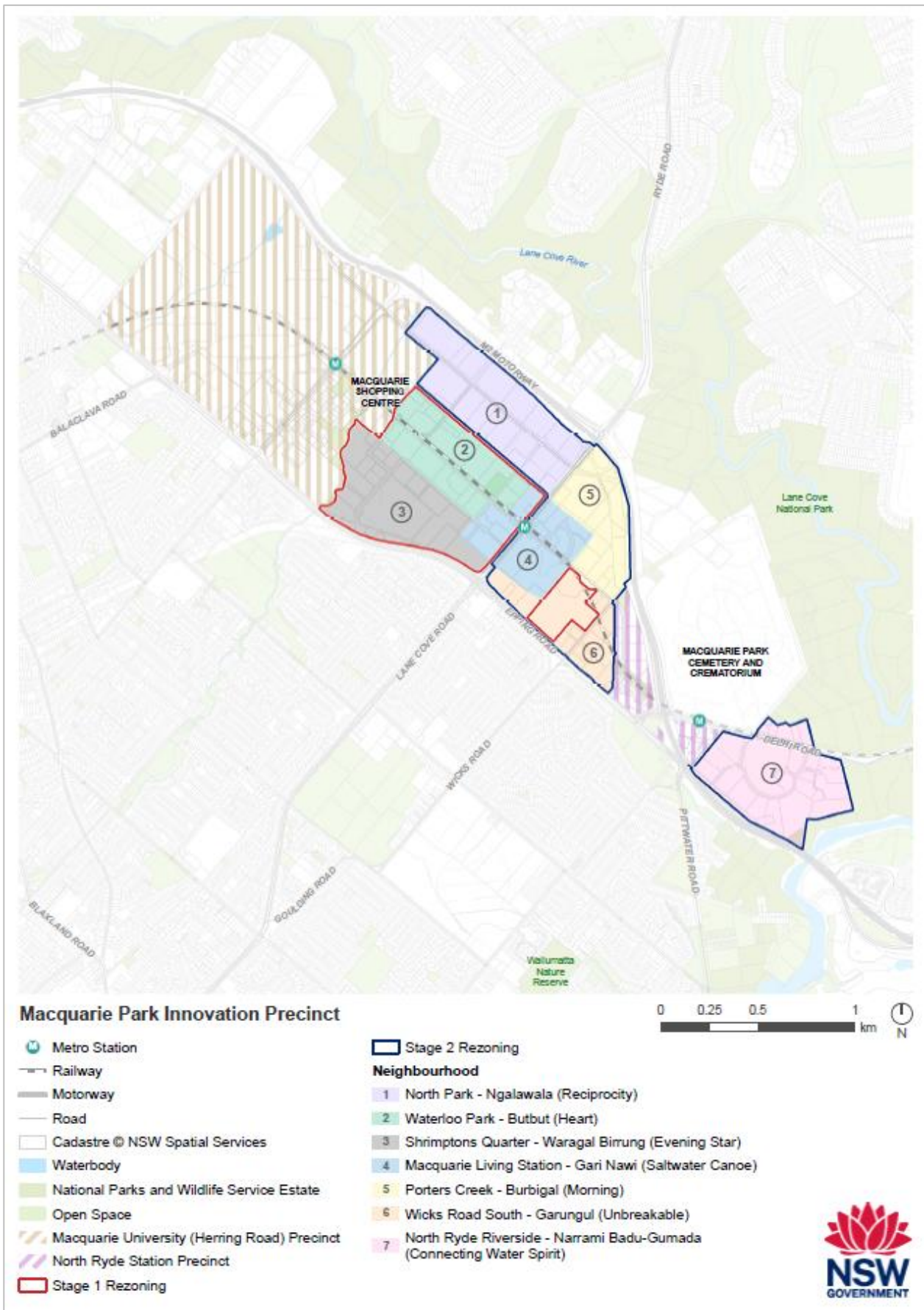


Figure 2 - Macquarie Park Innovation Precinct – Stage 1 rezoning map

1.2.3 Objectives and intended outcomes

The Stage 1 neighbourhoods require new planning controls to guide future development to implement the MPIP Place Strategy. A detailed Master Plan for the Stage 1 area has been prepared to inform the new planning controls.

The intended outcome envisages a reimagined commercial core around Macquarie Park Metro Station, the introduction of mixed use along Shrimptons Creek, Lane Cove Road and Epping Road supported by new entertainment and cultural opportunities, new public open space and improved pedestrian and cycle links. Specifically, this will enable the delivery of:

- 275,000sqm of residential floor space (3,060 new dwellings).
- 1,200,000sqm of commercial floor space, with flexibility to deliver on Build-To-Rent (BTR). This reflects capacity for either 23,000 additional jobs or 5,040 additional dwellings, depending upon market demand;
- Over 8ha of new or improved open space;
- Supporting social infrastructure including:
 - Open space and recreation facilities
 - Community and recreational facilities
 - Streetscape and other embellishments
- Improved public and active transport, including shared pathways, pedestrian through-site links and cycleways; and
- 5%-10% affordable housing where land is being rezoned for residential purposes

The Department also seeks industry feedback on the attractiveness of Macquarie Park for emerging innovative industry uses, including the type of floorspace needed for innovation to thrive and mechanisms required to encourage provision of these spaces.

The State Design Review Panel (SDRP) provided ongoing guidance and has helped shaped the Stage 1 Master Plan, informing the new planning controls.

2 Explanation of Provisions

2.1 Proposed amendments to the Ryde Local Environmental Plan 2014

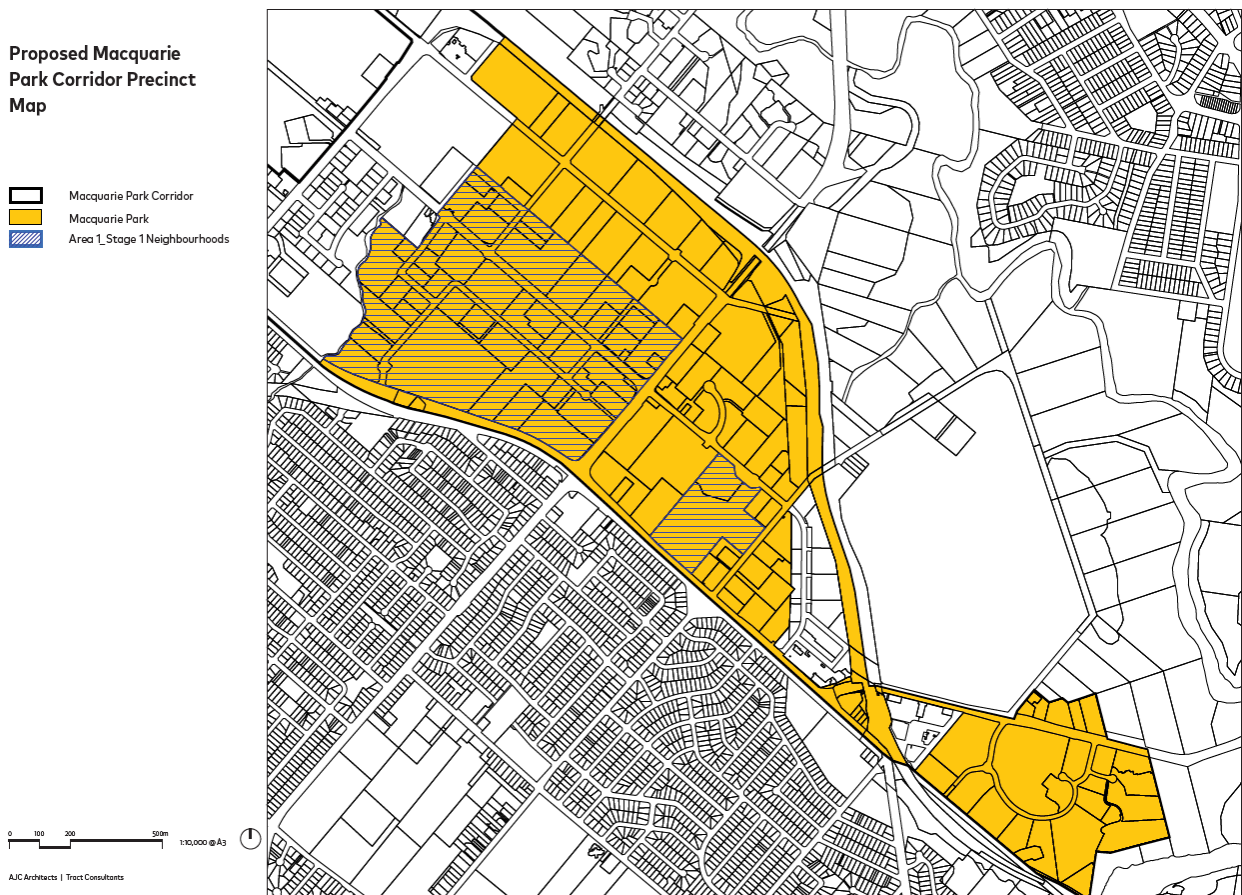
This section details the proposed amendments to the Ryde LEP 2014.

2.1.1 Macquarie Park Corridor Precinct

It is proposed to expand the objectives for Clause 6.9 of the Ryde LEP 2014 Development in Macquarie Park Corridor to encourage additional commercial development and limited residential development co-ordinated with an adequate access network and recreation areas.

It is proposed to amend the Macquarie Park Corridor Precinct Map to identify the Stage 1 Neighbourhood area, which includes an additional area within neighbourhood 6 – Wicks Road South – Garungul (Unbreakable). Proposed amendments to the Macquarie Park Corridor Precinct Map are shown in Figure 3.

Figure 3 – Proposed Macquarie Park Corridor Map



2.1.2 Design Guide

A new provision is proposed requiring the consent authority to consider a Design Guide made by the Planning Secretary before granting consent to development in the Stage 1 area. The Stage 1 Design Guide will apply to all new local and State Significant Development unless Council updates its development control plan with suggested amendments in the rezoning proposal. The provision will give legislative weight to the Stage 1 Design Guide.

The draft Stage 1 Design Guide is on exhibition along with the EIE, which sets out built form and urban design controls so all developments in Stage 1 achieve high quality outcomes for built form, public domain and infrastructure enhancement.

Specifically, the draft Stage 1 Design Guide addresses:

- Desired future character
- Connecting with Country
- Streets & Landscape
- Buildings
- Environmental Management & Sustainability
- Public Art & Culture

It is recommended that the Ryde DCP 2014 be amended to reflect the controls outlined in the Stage 1 Design Guide.

2.1.3 Land Use Zoning

Land in Stage 1 is currently zoned E2 Commercial Centre, E3 Productivity Support and RE1 Public Recreation.

It is proposed to amend the Land Zoning Map to rezone this land as E2 Commercial Centre, E3 Productivity Support, SP2 Infrastructure (Local Road) and RE1 Public Recreation. This will align with the Stage 1 Master Plan and facilitate the development of:

- 275,000sqm of residential floor space (3060 new dwellings) within the proposed MU1 Mixed Use zone along Shrimptons Creek and specific sites on Epping Road and Lane Cove Road.
- 1,200,000sqm of commercial floor space within the E2 Commercial Centre and E3 Productivity Support zones, with flexibility to deliver on Build-To-Rent (BTR). This reflects capacity for either 23,000 additional jobs or 5,040 additional dwellings, depending upon market demand;
- new public open space, and
- critical road connections and road widening to facilitate bike lanes and footpaths.

It is also proposed to prohibit 'Data Centres' in Zone E2 Commercial Centre to encourage placemaking initiatives and opportunities for connections between Macquarie Park communities.

Proposed amendments to the land use zoning are shown in Figure 4.

Figure 4 – Proposed Land Zoning Map



2.1.4 Height Of Buildings

The maximum building height in Stage 1 currently ranges from 9.5m to 44.5m.

It is proposed that the Height of Buildings Map be amended to align with the Stage 1 Master Plan by introducing:

- A maximum building height of 1m to reflect the proposed alignment of the future fine grain road network and provide certainty to this alignment.
- A maximum building height of 9.5m to reflect the proposed open space network.

Proposed amendments to the Height of Buildings map are shown in Figure 5.

The Height of Buildings map should be read in conjunction with the Incentive Height of Buildings Map.

Figure 5 – Proposed [Base] Height of Building Map



2.1.5 Incentive Height of Buildings

The Ryde LEP includes an incentive scheme (clause 6.9) which allows the consent authority to approve development within the Macquarie Park Corridor that results in additional building height provided certain requirements are met. The additional building height is higher than the maximum shown in the Height of Buildings Map and is reflected on the Proposed Incentive Height of Buildings Map. This clause seeks to allow the consent authority to encourage proposed new open space and roads through the development process.

The existing Incentive Height Map provides for a maximum building height of 45m or 65m in Stage 1.

The proposed Incentive Height of Buildings Map increases the maximum building height between 45m and 190m for sites within Stage 1, provided that certain requirements are met (refer to 6.9 of the Ryde LEP 2014). To access incentive planning controls, the areas identified on the Key Sites Map (Section 2.1.8) are required to meet a minimum site area, affordable housing requirements, minimum area for open space and community facilities.

It is proposed to amend the requirements in existing clause 6.9 to ensure the configuration, location and size of recreation areas and access network will be consistent with the Stage 1 Design Guide.

Proposed amendments to the Incentive Height of Buildings Map in the precinct are shown in Figure 6.

Figure 6 – Proposed Incentive Height of Building Map



2.1.6 Floor Space Ratio

The maximum Floor Space Ratio (FSR) in Stage 1 currently ranges from 1:1 to 3:1.

It is proposed to make a minor amendment to the FSR Map by adjusting the T1 boundary at 6 Giffnock Avenue to better align with the existing cadastre.

Proposed amendments to the maximum FSR in Stage 1 are shown in Figure 7.

The Floor Space Ratio map should be read in conjunction with the Incentive Floor Space Ratio Map.

Figure 7 – Proposed [Base] Floor Space Ratio Map



2.1.7 Incentive Floor Space Ratio

The Ryde LEP incentive scheme (clause 6.9) allows the consent authority to approve development within the Macquarie Park Corridor that results in additional floor space, provided certain requirements are met. The additional floor space is higher than the maximum shown in the Floor Space Ratio Map and below the maximum control shown on the Incentive Floor Space Ratio Map. This clause seeks to allow the consent authority to encourage proposed new open space and roads through the development process.

The existing Incentive FSR Map provides for a maximum floor space ratio ranging from 1.5:1 to 3.66:1 in Stage 1.

The proposed Incentive FSR Map increases the maximum FSR between 1.5:1 and 5.0:1 for sites within Stage 1 provided that certain requirements are met (refer to 6.9 of the Ryde LEP 2014). To access incentive planning controls, the areas identified on the Key Sites Map (Section 2.1.8) are required to provide a minimum site area, affordable housing requirements, minimum area for open space and community facilities.

It is also proposed to amend the requirements in existing clause 6.9 to ensure the configuration, location and size of recreation areas and access network will be consistent with the Stage 1 Design Guide.

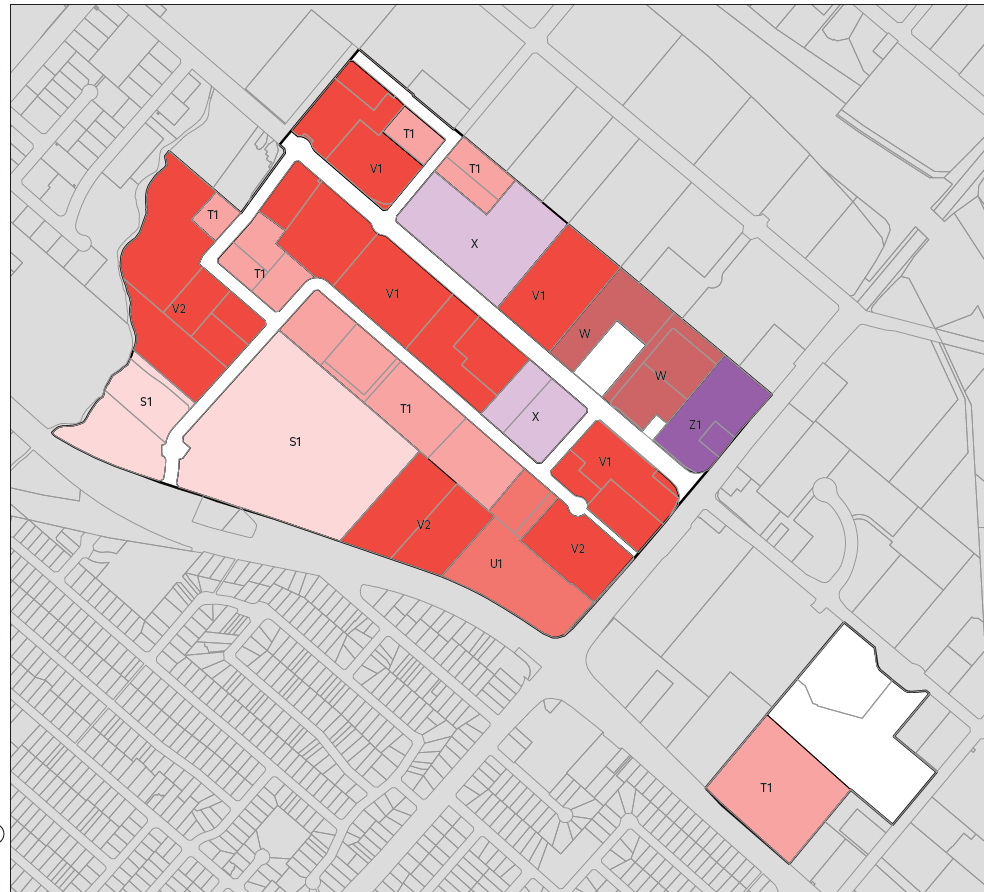
Proposed amendments to the Incentive Floor Space Ratio Map are shown in Figure 8.

Figure 8 – Proposed Incentive Floor Space Ratio Map

Proposed Incentive Floor Space Ratio Map

Floor Space Ratio (n:1)

S1	1.5
T1	2.0
U1	2.5
V1	3.0
V2	3.3
W	3.66
X	4.0
Z1	5.0



2.1.8 Key Sites


It is proposed to introduce a Key Sites Map under Ryde LEP 2014 to identify six key sites that have been provided with floor space and building height uplifts in the Stage 1 Master Plan, to ensure they also deliver the open space and community facilities proposed.

It is proposed to amend the Ryde LEP 2014 to include a provision that supports the Key Sites Map by setting a minimum site area, affordable housing requirements, minimum area for open space and community facilities that needs to be met at each key site area to access the incentive planning controls.

The requirements set out in Table 1 (below) apply to six sites identified on the proposed Key Sites Map (Figure 9).

Figure 9 – Proposed Key Sites Map

Proposed Key Sites Map

 Key Sites



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Table 1 – Community infrastructure requirements for key sites

Area identified on the Key Sites Map	Minimum site area	Maximum incentive FSR	Maximum incentive height of building	Affordable housing contributions across each area (as a percentage of total residential floor space)	Outcomes
Area 1	49,295sqm	3.3:1	190m	5%	(i) at least 23,975 square metres will be used for the purposes of a recreation area, which includes 2,800 square metres for the purposes of a water recycling plant, and (ii) a 30m pedestrian bridge over Shrimptons Creek connecting to Wilga Park.
Area 2	Nil	4:1	130m	1% from 2025, increasing year on year to 3% in 2027 (see table 2).	at least 7,310 square metres will be used for the purposes of a recreation area.
Area 3	Nil	4:1	110m	1% from 2025, increasing year on year to 3% in 2027 (see table 2).	(i) at least 3,470 square metres will be used for the purposes of a recreation area, and (ii) at least 5,300 square metres will be used for the purposes of a community facility, and (iii) the recreation area will be adjacent to the community facility.
Area 4	Nil	5:1	150m	1% from 2025, increasing year on year to 3% in 2027 (see table 2).	(i) at least 3,435 square metres will be used for the purposes of a recreation area, and (ii) the recreation area will be above the metro reserve.
Area 5	26,320sqm	3.3:1	130m	10%	(i) at least 5,805 square metres will be used for the purposes of a recreation area.

Area identified on the Key Sites Map	Minimum site area	Maximum incentive FSR	Maximum incentive height of building	Affordable housing contributions across each area (as a percentage of total residential floor space)	Outcomes
Area 6	15,200sqm	3.3:1	110m	5%	(i) at least 2,685 square metres will be used for the purposes of a recreation area. (ii) at least 1,000 square metres will be used for the purposes of an active transport bridge landing ramp.

2.1.9 Minimum Non-Residential Floor Space Ratio

A new site-specific provision will be introduced requiring a minimum non-residential floor space ratio for certain sites proposed to receive greater planning uplifts as a result of providing new public parks. The sites and their associated minimum non-residential FSR, ranging between 0.15:1 to 2:1, are shown on the proposed Minimum Non-Residential FSR Map in Figure 10.

Figure 10 – Proposed [Minimum] Non-Residential Floor Space Ratio Map



2.1.10 Land Reservation Acquisition

It is proposed to amend the Land Reservation Acquisition Map associated with clause 5.1A of the Ryde LEP 2014 to limit development on certain land intended to be acquired for a public purpose, such as recreation areas and roads.

It is also proposed to amend clause 5.1 of the Ryde LEP 2014 to identify the Planning Ministerial Corporation as the authority to acquire land zoned RE1 Public Recreation and marked “Local Open Space” at 144 Wicks Road, Macquarie Park. The acquiring authority for land zoned SP2 Public Infrastructure and marked “Local Road” will be Council under clause 5.1 of the Ryde LEP 2014.

The proposed Land Reservation Acquisition Map is shown in Figure 11.

Figure 11 – Proposed Land Reservation Acquisition Map



2.1.11 Design Excellence

Clause 6.13 Design Excellence of the Ryde LEP 2014 ensures that development identified on the Design Excellence Map exhibits design excellence that contributes to the natural, cultural, visual and built character values of Ryde. Design Excellence provisions currently do not apply to any sites within the Stage 1 rezoning area.

It is proposed to amend the Design Excellence Map to extend the application of the design excellence clause to development on land within Stage 1 of the precinct that is located around open space. The proposed Design Excellence Map is shown in Figure 12.

It is proposed to amend Clause 6.13 of the Ryde LEP 2014 Design Excellence so that the consent authority must give regard to the requirements of the Stage 1 Design Guide when considering whether a development within Stage 1 exhibits design excellence.

Figure 12 – Proposed Design Excellence Map



2.1.12 Active frontages

There is currently no Active Street Frontages Map in the Ryde LEP 2014.

It is proposed to introduce a new provision requiring areas identified on the Active Frontages Map to have an active frontage that provides for continuous business or retail uses that open directly to the ground floor street or public space, to activate the ground plane and attract pedestrian traffic along certain streets and public spaces.

The areas required to have an “Active Frontage” are identified on the Active Frontages Map shown in Figure 15.

Figure 13 – Proposed Active Frontages Map



2.1.13 Affordable Housing

It is proposed to amend the Ryde LEP 2014 to include a clause that will require all new residential development, including local and state significant development applications, to contribute to the provision of affordable rental housing. The proposed clause will enable the relevant authority to impose an affordable housing levy in accordance with the draft MPIP Affordable Housing Contribution Scheme when granting development consent and provided the requirements of section 7.32 of the EP&A Act are met. A Draft Affordable Rental Housing Contributions Scheme that satisfies the requirements of Section 7.32 of the EP&A Act is on exhibition along with the EIE and is proposed to be adopted to secure the collection of affordable housing contributions.

The intent of the provision is to allow for the consent authority to impose a condition requiring a contribution towards affordable housing in accordance with the scheme if adopted. There are three methods by which a contribution requirement may be satisfied:

- Dedication of completed dwellings
- Making an equivalent monetary contribution
- Contribution of land for affordable housing

It is proposed to apply a contribution rate equivalent to 5% or 10% of the total floor area of the development for land proposed to be rezoned MU1 Mixed Use and identified as Area 1, 5 and 6 on the proposed Key Sites Map. See Table 1 above for further detail.

On all other land within the Precinct, it is proposed to apply contribution rates as outlined in Table 2 for all new residential accommodation.

Table 2 - Contribution rates for residential accommodation not a result of rezoning (Source: Draft Affordable Housing Contributions Scheme)

Year of Commencement	Contribution Rate (as a percentage of total residential floor space)
1 July 2024	Nil
1 July 2025	1%
1 July 2026	2%
1 July 2027	3%

The scheme will be reviewed on a yearly basis.

2.2 Proposed amendments to other instruments

2.2.1 Environmental Planning & Assessment Regulation 2021

Development Applications

To support the implementation of the planning package it is proposed that the following amendments be made to the EP&A Regulation:

- Section 35 Additional requirements for development applications in certain areas of Sydney be amended so that the requirement for an assessment of consistency against the MPIP Place Strategy and MPIP Master Plan (published on the Department's website on 30 September 2022) is not required for development applications for development in the Stage 1 area.
- Section 35 Additional requirements for development applications in certain areas of Sydney be amended so that all development applications for development within the Stage 1 area are consistent with the Stage 1 Master Plan and Stage 1 Design Guide.

Part 9 Infrastructure contributions and finance

The EP&A Act allows a fixed rate levy on the proposed cost of development to be imposed when a development consent or complying development certificate is issued. The maximum percentages of the cost that can be imposed as a levy are specified in Part 9 of the EP&A Regulation. The levy can only be imposed by a council if a council has a Fixed Rate Levy (Section 7.12) Development Contributions Plan in place.

The levies specified in the Draft Fixed Rate Levy (Section 7.12) Development Contributions Plan exceed the maximum 1% levy in the EP&A Regulation 2021. A request to the Minister for Planning and Public Spaces will need to be made to amend the EP&A Regulation for the following higher levy rates:

- 4% for Residential accommodation where the total development cost is over \$250,000.
- 4% for Mixed-Use development (development including residential accommodation and other land uses) where the total development cost is over \$250,000.
- 1.5% for other development (excluding residential accommodation and mixed-use development) where the total development cost is over \$250,000.

It is proposed that nil contributions are required for development up to and including the value of \$250,000.

2.2.2 Amendment to Ministerial Section 9.1 Direction 1.18 Implementation of the Macquarie Park Innovation Precinct

Ministerial Directions under Section 9.1 of the EP&A Act, require consideration for local plan making that cover issues such as employment, environment and heritage, housing, infrastructure and urban development.

Ministerial Direction 1.18 Implementation of the Macquarie Park Innovation Precinct applies to land identified in the Macquarie Park Corridor and the Macquarie Park Investigation Area. A planning proposal authority must ensure that a planning proposal is consistent with the Place Strategy (August 2022) and MPIP Master Plan (August 2022), approved by the Minister for Planning and Minister for Homes and published on the Department of Planning and Environment website on 30 September 2022.

It is proposed to amend Ministerial Direction 1.18 to ensure that future planning proposals within Stage 1 are required to be consistent with the Stage 1 Master Plan and Stage 1 Design Guide.

3 Infrastructure funding and delivery

3.1 Local Contributions

Proposed Fixed Rate Levy (Section 7.12) Development Contributions Plan

The City of Ryde Section 7.11 Development Contributions Plan 2020 currently applies to residential development and non-residential development in the Macquarie Park Corridor. The Plan's main purpose is to authorise the consent authority to impose conditions on development consents or complying development certificates (CDCs) requiring Section 7.11 contributions from development. Section 7.11 contributions are charged where there is a demonstrated link between the development and the infrastructure to be funded.

In collaboration with DPE, Council has prepared a Draft Fixed Rate Levy (Section 7.12) Development Contributions Plan to apply to the Macquarie Park Corridor to fund the delivery of local infrastructure like community facilities, open space and recreation facilities, streetscape and other embellishments, and active transport facilities. Section 7.12 levies are an alternative to Section 7.11 contributions and are charged as a percentage of the estimated cost of development.

The Draft Fixed Rate Levy (Section 7.12) Development Contributions Plan is to apply to the land shown on the proposed Macquarie Park Corridor Map (see Figure 4).

The Draft Fixed Rate Levy (Section 7.12) Development Contributions Plan, if adopted, will exclude the existing Section 7.11 Development Contributions Plan 2020 to State 1 and 2 of the Macquarie Park Corridor. An amendment to the Section 7.11 Development Contributions Plan 2020 can occur at that time to remove references to the area covered by the Section 7.12 plan.

3.2 Infrastructure Delivery Plan

A Draft Infrastructure Delivery Plan (IDP) has been prepared to set out a framework for the prioritisation, timing and funding for the delivery of infrastructure necessary to support the implementation of the MPIP Place Strategy. The IDP is being exhibited along with the EIE.

Infrastructure is proposed to be funded through a variety of mechanisms, including state and local infrastructure contributions and public funds from state government budget. Voluntary planning agreements are also available to deliver works in kind and for the dedication of land where possible.

3.3 Strategic Infrastructure and Services Assessment

The Greater Cities Commission (GCC) led the development of a Strategic Infrastructure and Services Assessment (SISA) to support the MPIP Place Strategy and accompanying Master Plan which was finalised in September of 2022.

The report identified the further investigation of infrastructure and services required to meet the current deficits as well as new demands from potential further rezonings. It broadly identifies costs, land needs and funding sources, and is available for consideration by the community, stakeholders and decision makers.

The SISA has guided the development of the Stage 1 planning package and informed the Stage 1 Master Plan and Infrastructure Delivery Plan (IDP).

This EIE does not propose any changes to the SISA.

3.4 Strategic Business Case

A place-based Strategic Business Case (SBC) is underway and will seek support to implement state infrastructure outlined in the SISA. The SBC evaluates initiatives in alignment with MPIP's vision, determining their priority and recommended funding and packaging approaches to enable infrastructure investment, required to ensure infrastructure development keeps pace with project growth, supporting the needs of the community, businesses, and the overall transformation objectives of the MPIP.

The preparation of financial business cases is required, following completion of the SBC process.

This EIE does not propose any changes to the SBC.

3.5 Housing and Productivity Contributions

Regional infrastructure to support growth of the Stage 1 Precinct will be partly funded through a new Housing and Productivity Contribution (HPC) fund. The HPC scheme will apply to:

- Residential development which intensifies land use where new dwellings are created such as houses, apartments, terraces and dual occupancies.
- Commercial and retail developments such as shops and commercial office buildings where new floor space is created.
- Industrial developments such as warehouses where new floor space is created.

Contributions collected from the HPC will be used to fund:

- Road and intersection upgrades
- Active transport links
- New and upgraded cycleway connections
- Sport and Recreation Facilities

Table 3 below shows the estimated HPC funds generated by the proposed development from the time of its full implementation in July 2026 (excluding indexation).

[Table 32 - Greater Sydney Region HAP contribution amount](#)

Development type	HPC base rate	Development	HPC funds
Residential	\$10,000 per dwelling	11,750 dwellings	\$117,500,000
Commercial	\$30 per sqm of GFA	300,000 sqm GFA	\$9,000,000
		TOTAL	\$126,500,000

A brochure detailing the HPC contribution will be exhibited as part of the rezoning planning package.

This EIE does not propose any changes to the HPC.

4 Next Steps




Following exhibition of the draft planning controls and the Stage 1 Design Guide, public submissions will be reviewed, and the draft planning package may be amended as required.

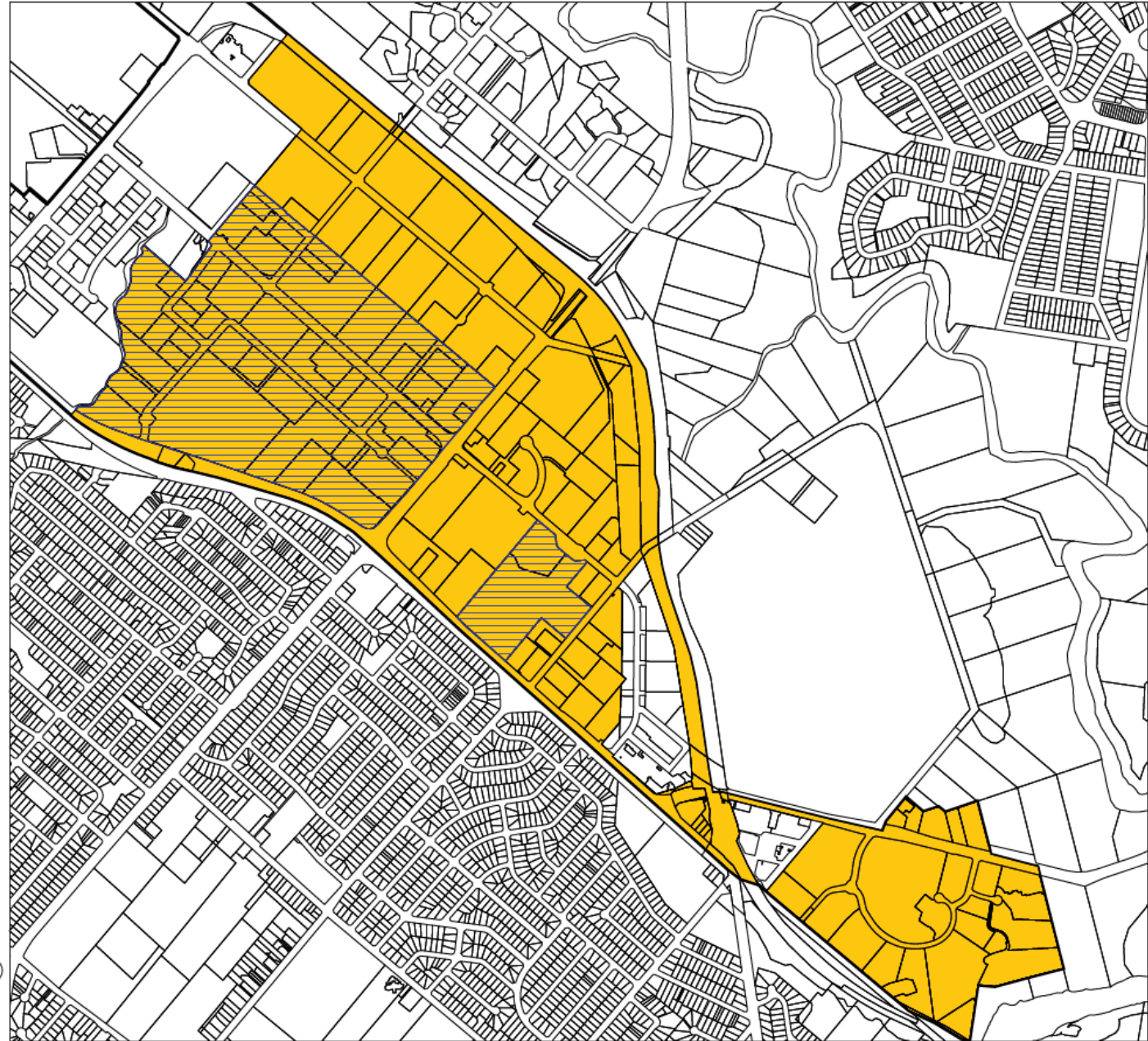
The Department will then utilise a self-repealing SEPP to make and publish the amendments to Ryde LEP 2014. The self-repealing SEPP will be removed from legislation (repealed) once its purpose is complete. This mechanism removes the need for preparation of a Planning Proposal to amend Ryde LEP 2014. Post exhibition changes would reflect matters raised in formal submissions received during public exhibition, where relevant.

The Department will prepare a submissions report that summarises the issues raised during public exhibition and how they have been addressed.

Appendix A - Proposed mapping amendments to the Ryde LEP 2014

Proposed Macquarie Park Corridor Precinct Map

-  Macquarie Park Corridor
-  Macquarie Park
-  Area 1_Stage 1 Neighbourhoods



0 100 200 500m 1:10,000 @ A3

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Proposed Land Reservation Acquisition Map

- Local Road (SP2)
- Local Open Space (RE1)



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Proposed Land Zoning Map

- Zone
- E2 Commercial Centre
 - E3 Productivity Support
 - RE1 Public Recreation
 - MU1 Mixed Use
 - SP2 Local Road (SP2)

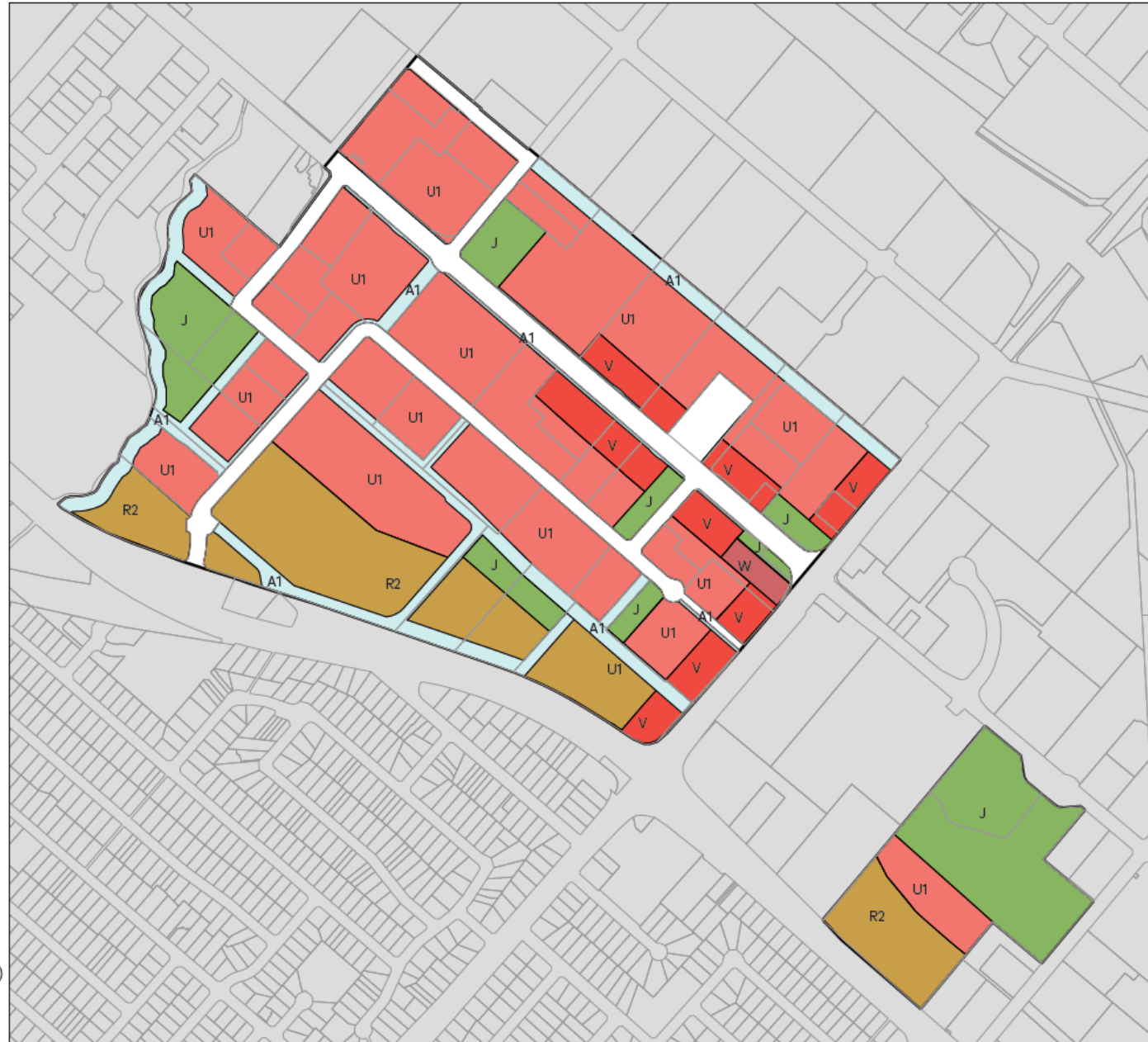


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Proposed [Base] Height of Buildings Map

Maximum Building Height (m)

A1	1m
J	9.5m
R2	22m
U1	30m
V	37m
W	44.5m



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Proposed Incentive Height of Buildings Map

Maximum Building Height (m)

X	45
AA	65
AC1	110
AD1	130
AE1	150
AF1	190

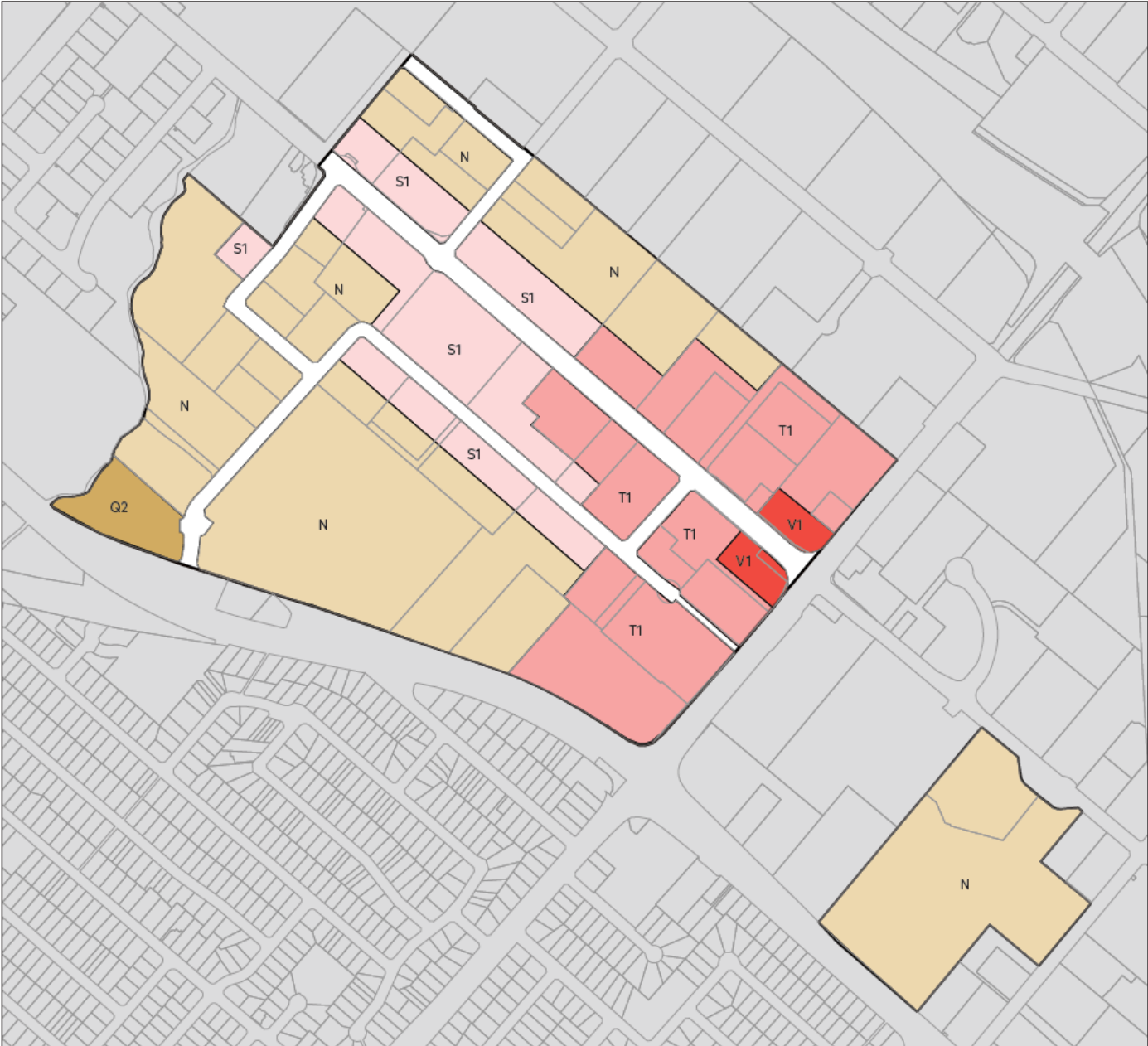


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**Proposed [Base]
Floor Space Ratio Map**

Floor Space Ratio (n:1)

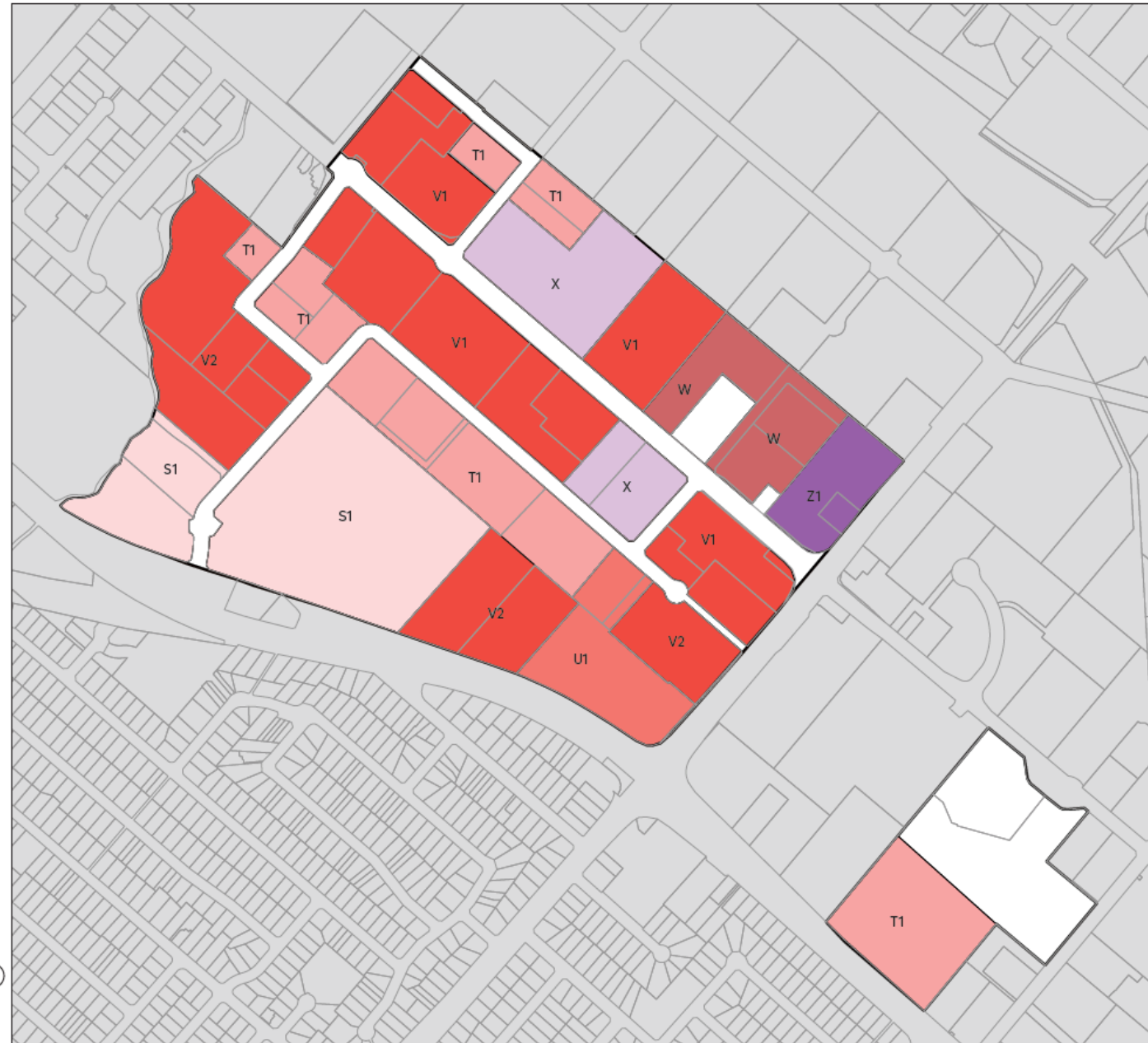
N	1.00
Q2	1.39
S1	1.50
T1	2.00
V1	3.00



Proposed Incentive Floor Space Ratio Map

Floor Space Ratio (n:1)

S1	1.5
T1	2.0
U1	2.5
V1	3.0
V2	3.3
W	3.66
X	4.0
Z1	5.0

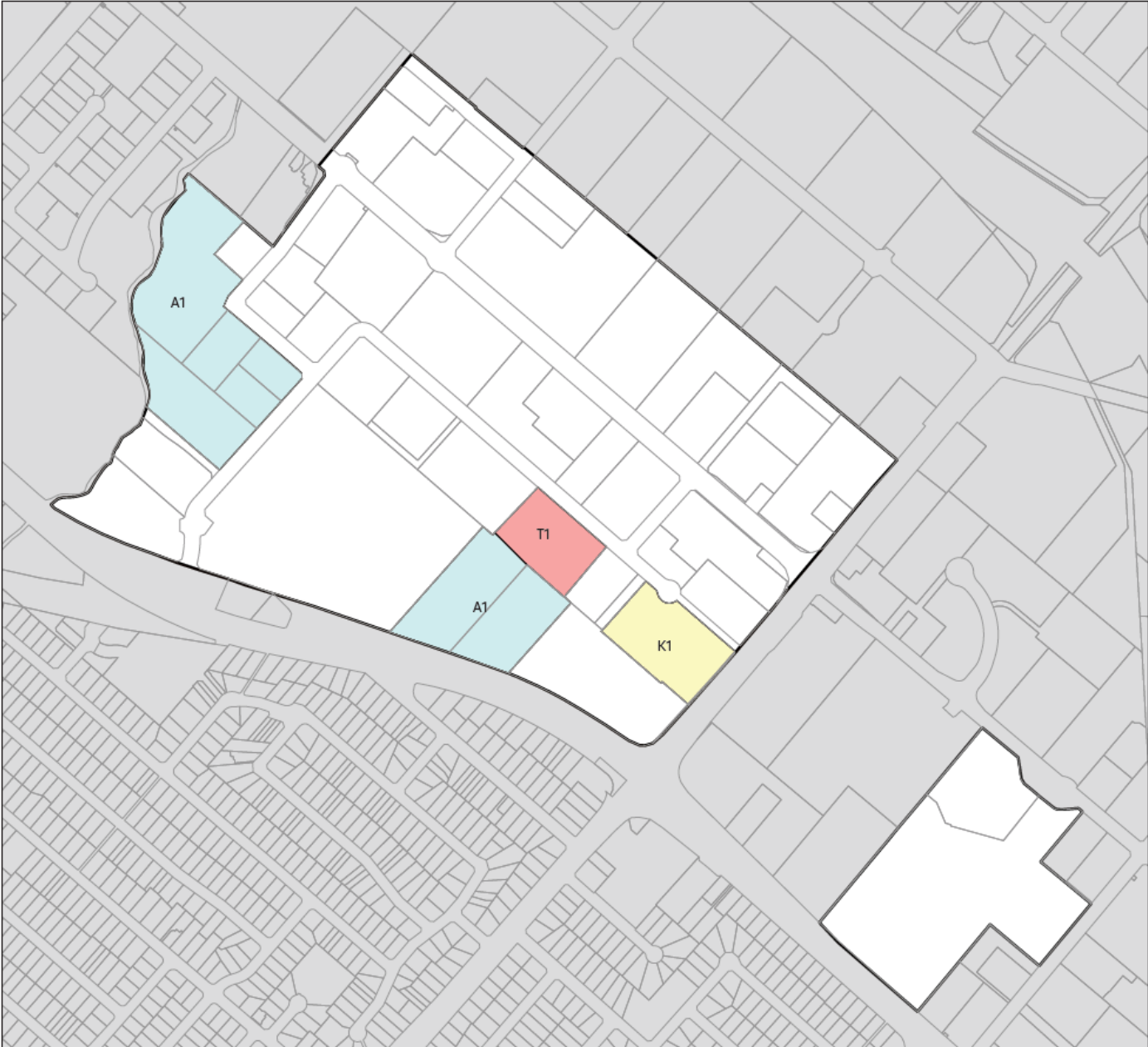


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Proposed [Minimum] Non-Residential Floor Space Ratio Map


Minimum Non-Residential Floor Space Ratio (n:1)

A1	0.15
K1	0.85
T1	2.00



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Proposed Key Sites Map

 Key Sites



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**Proposed
Design Excellence Map**

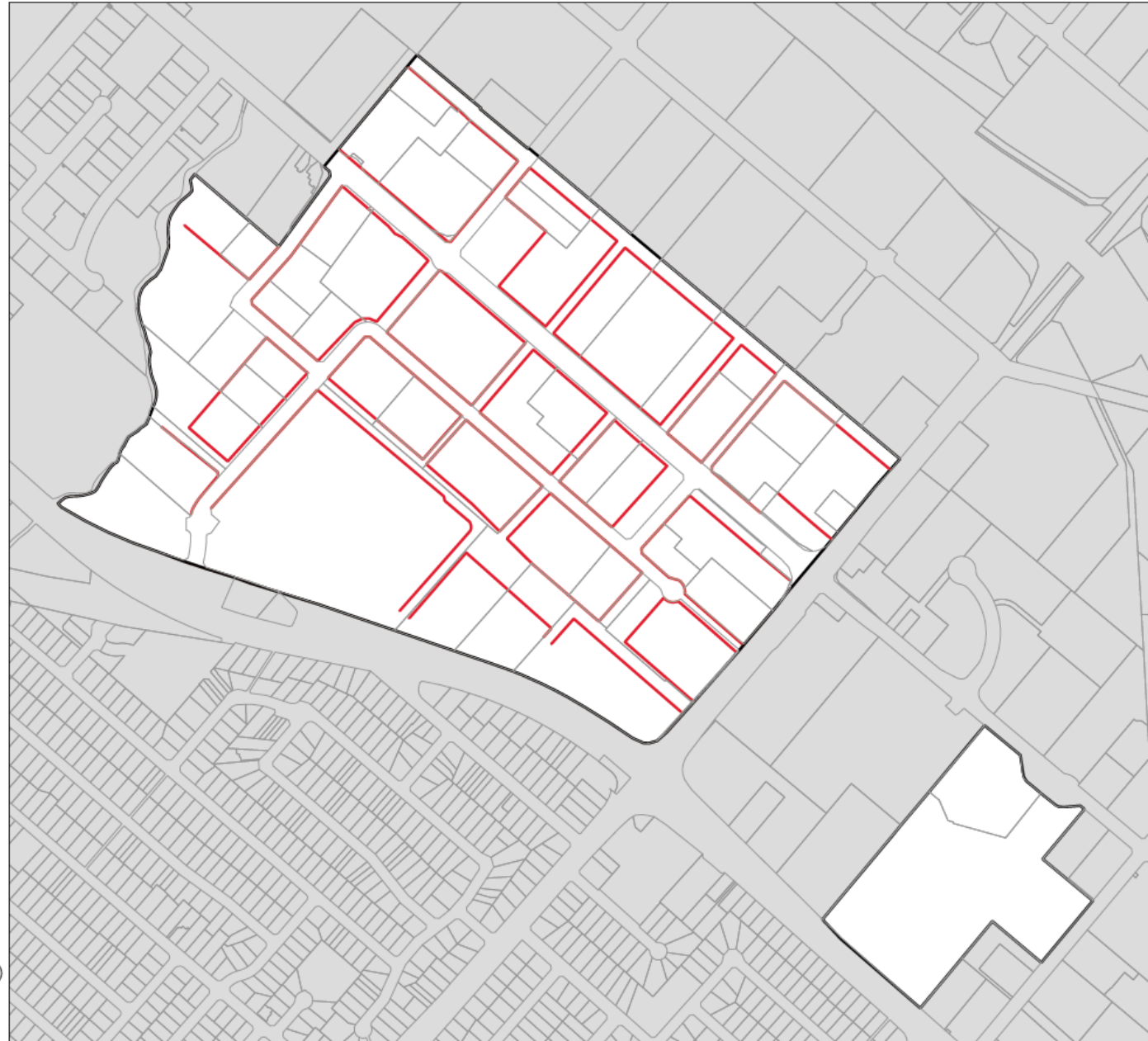
 Design Excellence



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Proposed Active Frontages Map



 Active Frontage

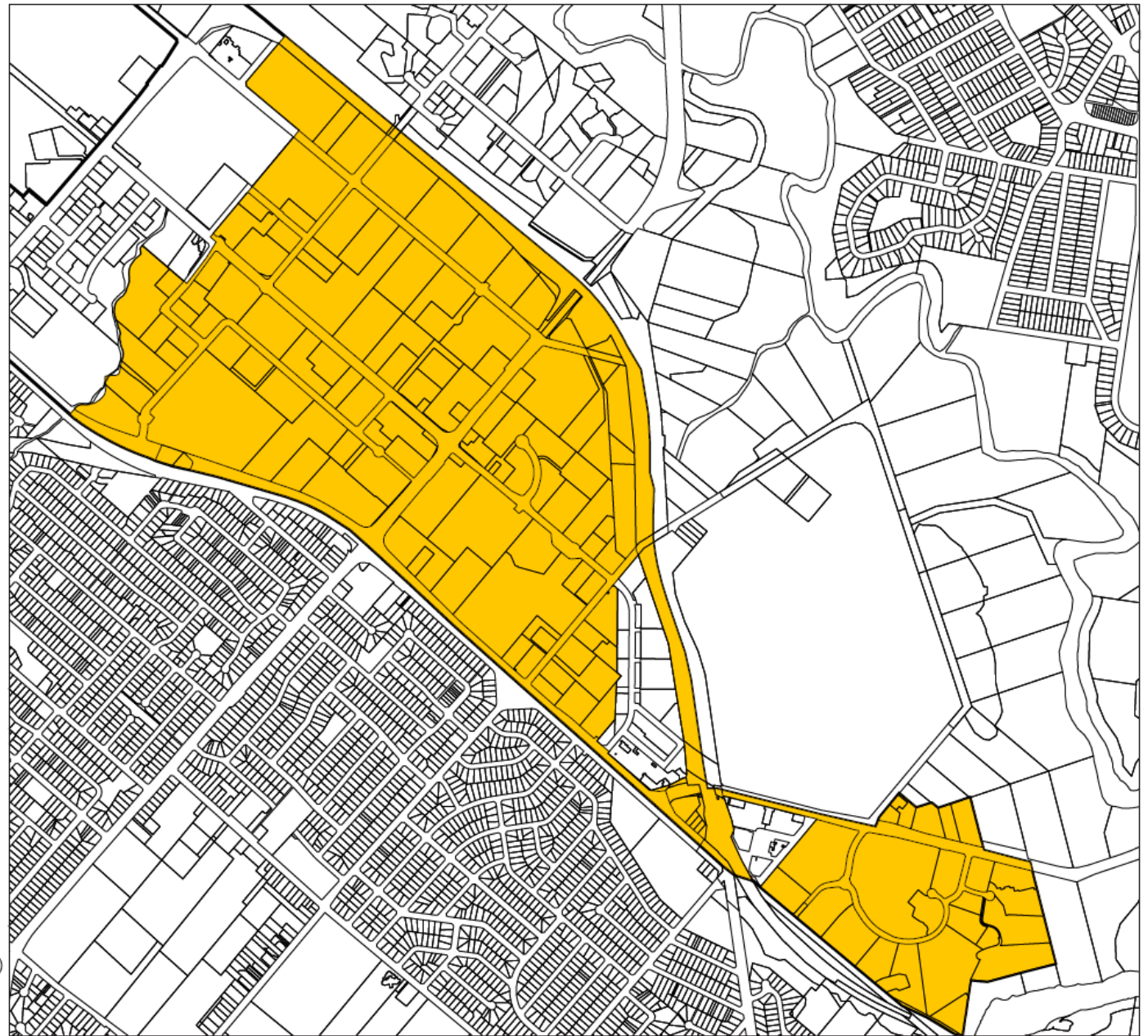


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Appendix B – Existing Ryde LEP 2014 maps

Existing Macquarie Park Corridor Precinct Map



-  Macquarie Park Corridor
-  Macquarie Park



0 100 200 500m 1:10,000 @ A3

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Existing Land Reservation Acquisition Map

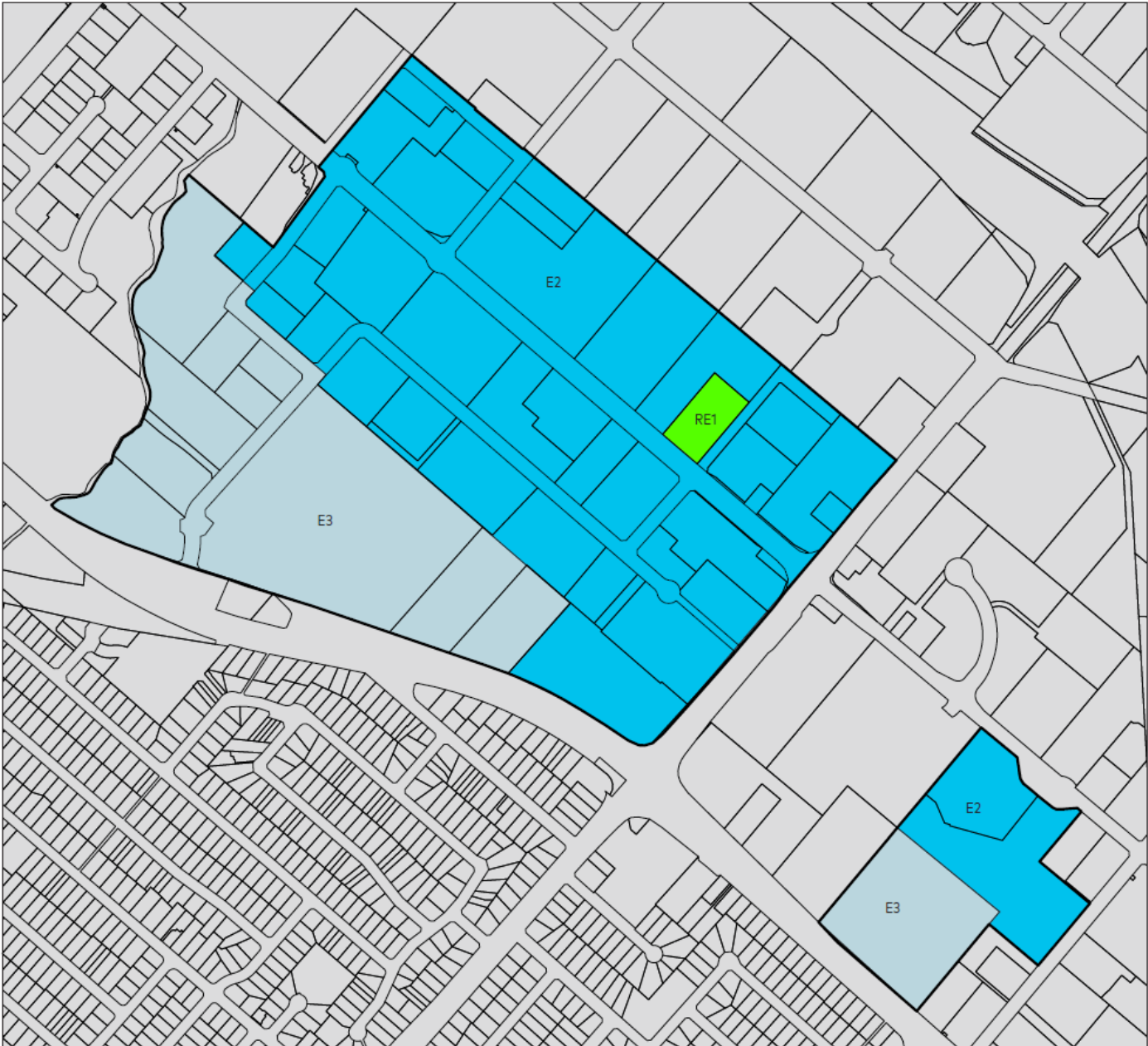
-  Local Road (SP2)
-  Local Open Space (RE1)



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Existing Land Zoning Map

- Zone
- E2 Commercial Centre
 - E3 Productivity Support
 - RE1 Public Recreation

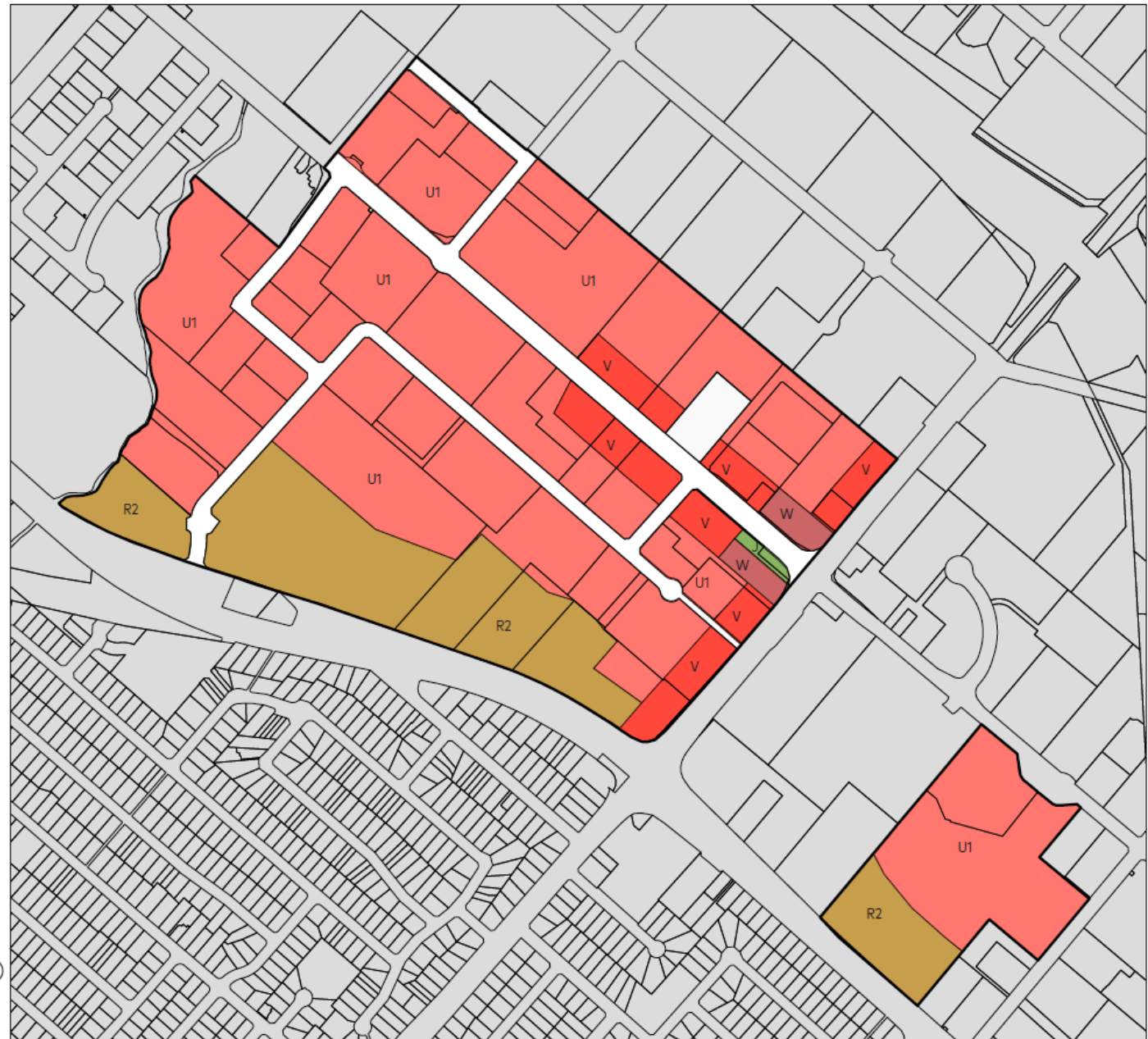


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Existing [Base] Height of Buildings Map

Maximum Building Height (m)

J	9.5m
R2	22m
U1	30m
V	37m
W	44.5m

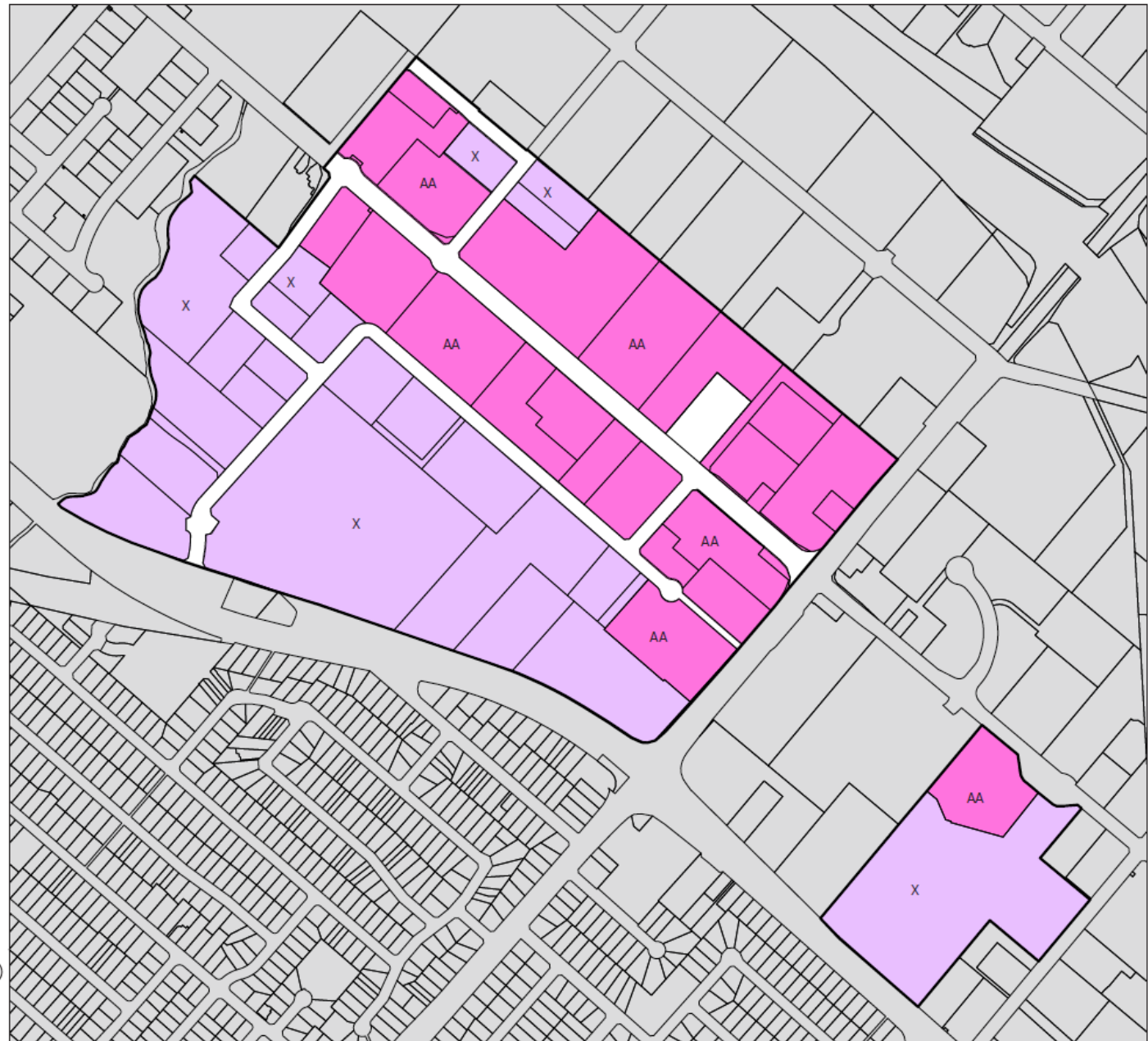


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Existing Incentive Height of Buildings Map

Maximum Building Height (m)

- X 45
- AA 65

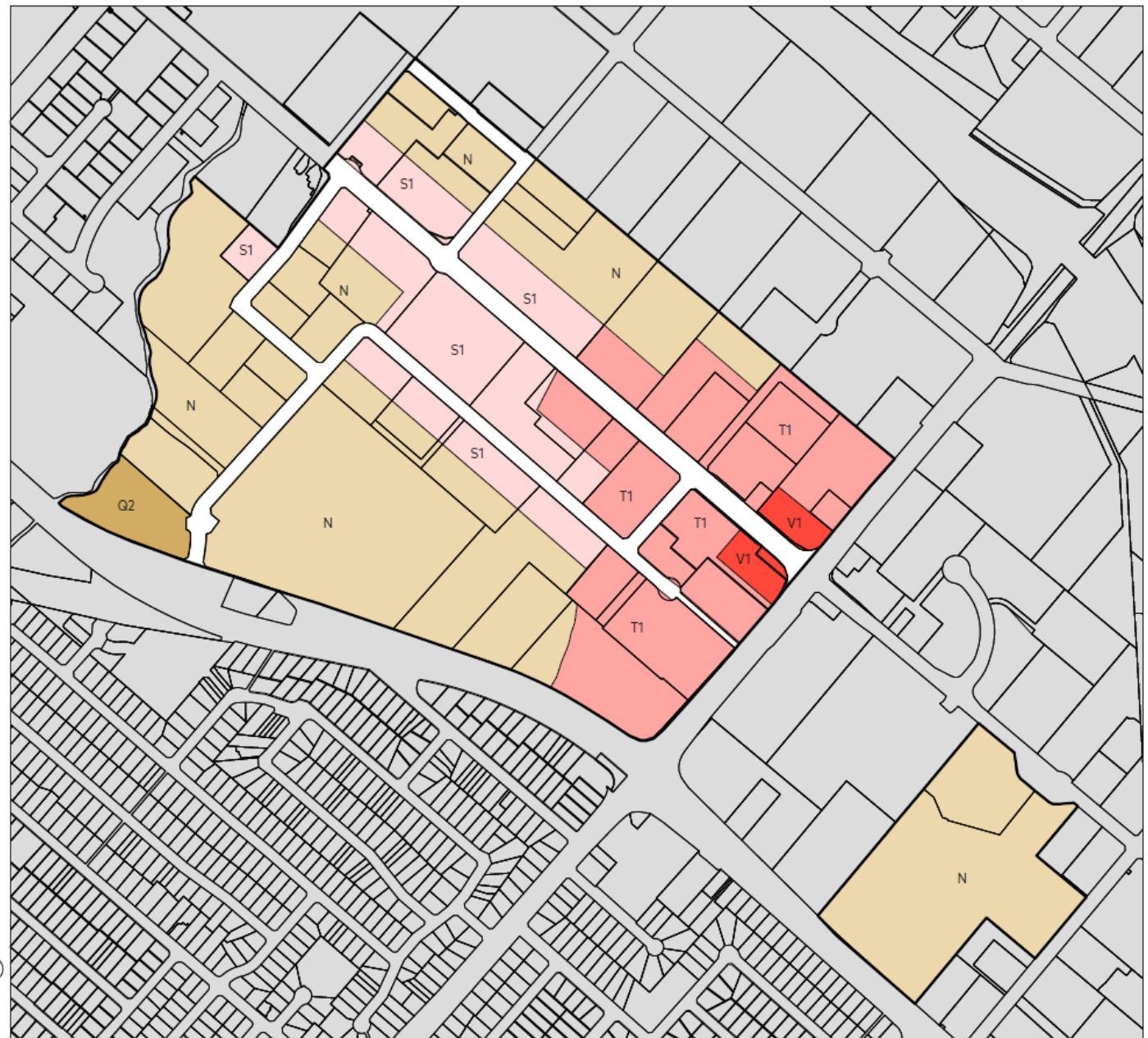


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Existing [Base] Floor Space Ratio Map

Floor Space Ratio (n:1)

N	1.00
Q2	1.39
S1	1.50
T1	2.00
V1	3.00



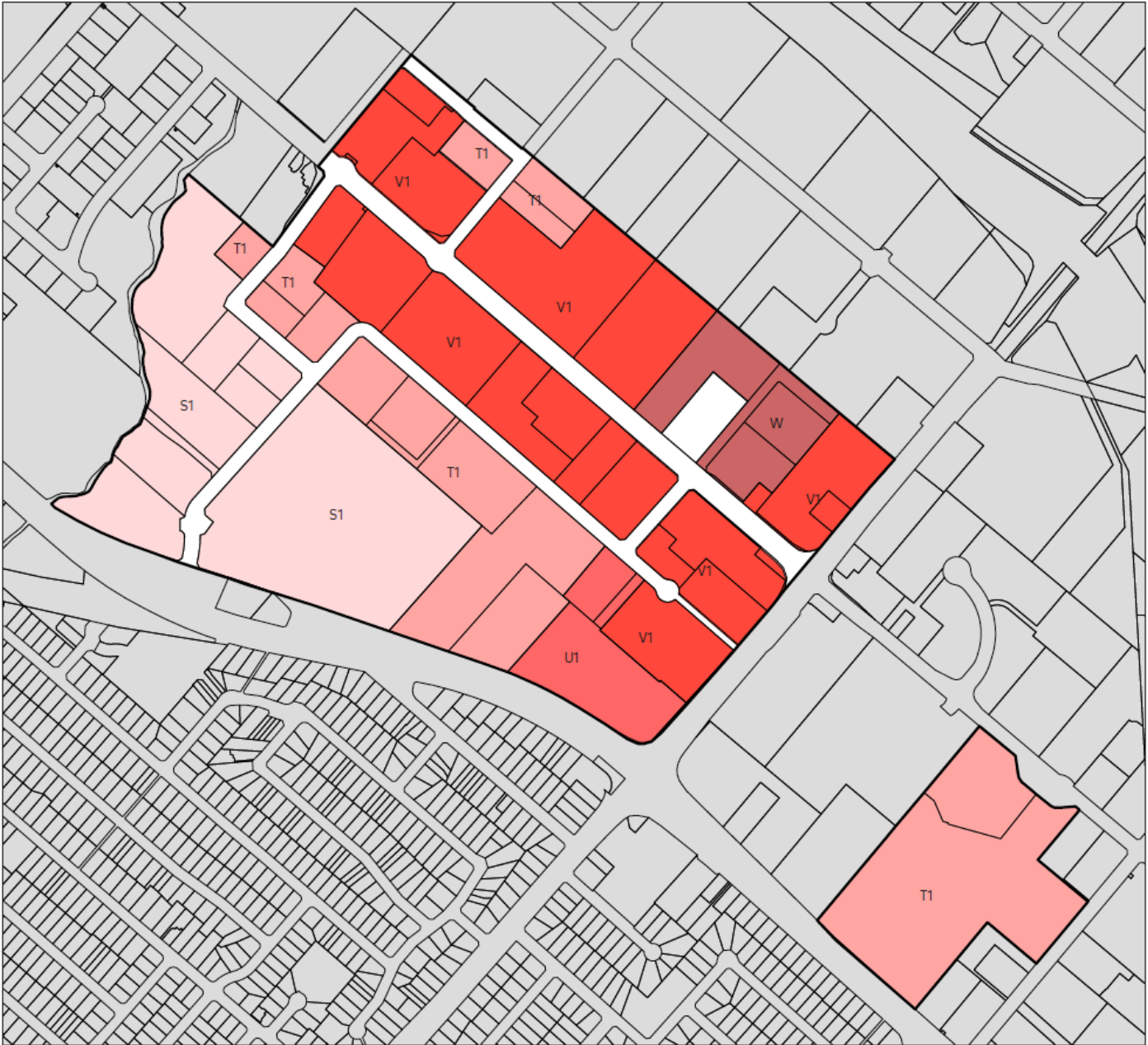
0 50 100 25m 1:5,000 @ A3

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Existing Incentive Floor Space Ratio Map

Floor Space Ratio (n:1)

S1	1.5
T1	2.0
U1	2.5
V1	3.0
W	3.66



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**Existing [Minimum]
Non-Residential Floor
Space Ratio Map**

Minimum Non-Residential Floor Space
Ratio (n:1)



0 50 100 250m 1:5,000 @ A3
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Existing Key Sites Map



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Existing
Design Excellence Map



**Existing
Active Frontages Map**



0 50 100 250m 1:5,000 @ A3

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