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Holdmark Property Group
66-82 Talavera Road, Macquarie Park
Open Space and Landscape Report
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66-82 TALAVERA ROAD,
MACQUARIE PARK
OPEN SPACE AND LANDSCAPE REPORT

Client:
HOLDMARK PROPERTY GROUP

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1. BACKGROUND, PURPOSE AND OBJECTIVES

BACKGROUND

This Open Space and Landscape Report (OSLR) has been prepared in support of a Planning Proposal for 66-82 Talavera Road (the site). The site is located in Macquarie Park, Sydney.

Macquarie Park is a precinct of strategic importance at both the local and state level. It is Sydney's second largest business district outside of the Sydney CBD and North Sydney. It is a major employment, technology and research centre that is home to global players across the pharmaceutical, technology, electronics and telecommunications industries. It is situated in the Ryde Local Government Area (LGA).

Planning Proposal for 66-82 Talavera Road, Macquarie Park

The 66-82 Talavera Road, Macquarie Park Planning Proposal (PP) was prepared by Architectus in September 2015. The PP seeks to change the land use zoning of the site from what is currently B7 Business Park to B4 Mixed Uses. It further seeks to alter the current maximum built height controls and Floor Space Ratio (FSR) controls.

Rezoning of the site would allow for development for mixed uses, including residential, retail, commercial and open space. The PP anticipates that open space would be rezoned to RE1 at a later stage, when the extent and boundaries of open space required are confirmed with Council.

66-82 Talavera Road, Macquarie Park. Urban Design Report

The "66-82 Talavera Road, Macquarie Park. Urban Design Report" (TRUDR) was prepared by Architectus in September 2015, in support of the PP. It summarises the preferred masterplan outcome that the PP seeks to enable, including the size and design of public open space to be dedicated to Ryde City Council.

66-82 Talavera Road, Macquarie Park. Submission to DP&E

The PP follows on from an earlier study which entailed a submission to the NSW Department of Planning and Environment (DP&E) Herring Road Urban Activation Precinct, the "66-82 Talavera Road, Macquarie Park" (TRMP) report, prepared by Architectus in August 2014.

The report supported the inclusion of the site in the Herring Road Priority Precinct. A key finding was the identified major opportunity for the provision of a new 1.5 hectare large district open space, a new resource referred to in the Ryde IOSP (Integrated Open Space Plan). Delivery of the open space would be facilitated through high density development of the site, including residential and commercial uses.

The new open space would deliver significant benefit as it would address an identified shortfall in the amount of open space in the Macquarie Park precinct.

Macquarie Park Framework for Open Space and Mixed Use Development

The "Macquarie Park Framework for Open Space and Mixed Used Development" (MPDF) was prepared by Architectus in June 2015.

The MPDF provides support for the PP, based on the site's ability to deliver a new local public open space that has the potential to address an identified gap in provision.

In doing so the MPDF proposes a set of key requirements to be met by development or rezoning proposals in Macquarie Park, in order to maintain and protect the integrity of the precinct as a major business and employment centre.

PURPOSE OF THIS REPORT

The purpose of this report is to complement the PP by providing an assessment of the site from an open space and landscape perspective. It is anticipated that, if the PP is approved, this Open Space and Landscape Report will provide the framework to guide the development of open space on the site.

PROJECT OBJECTIVES

The objectives of the project are to:

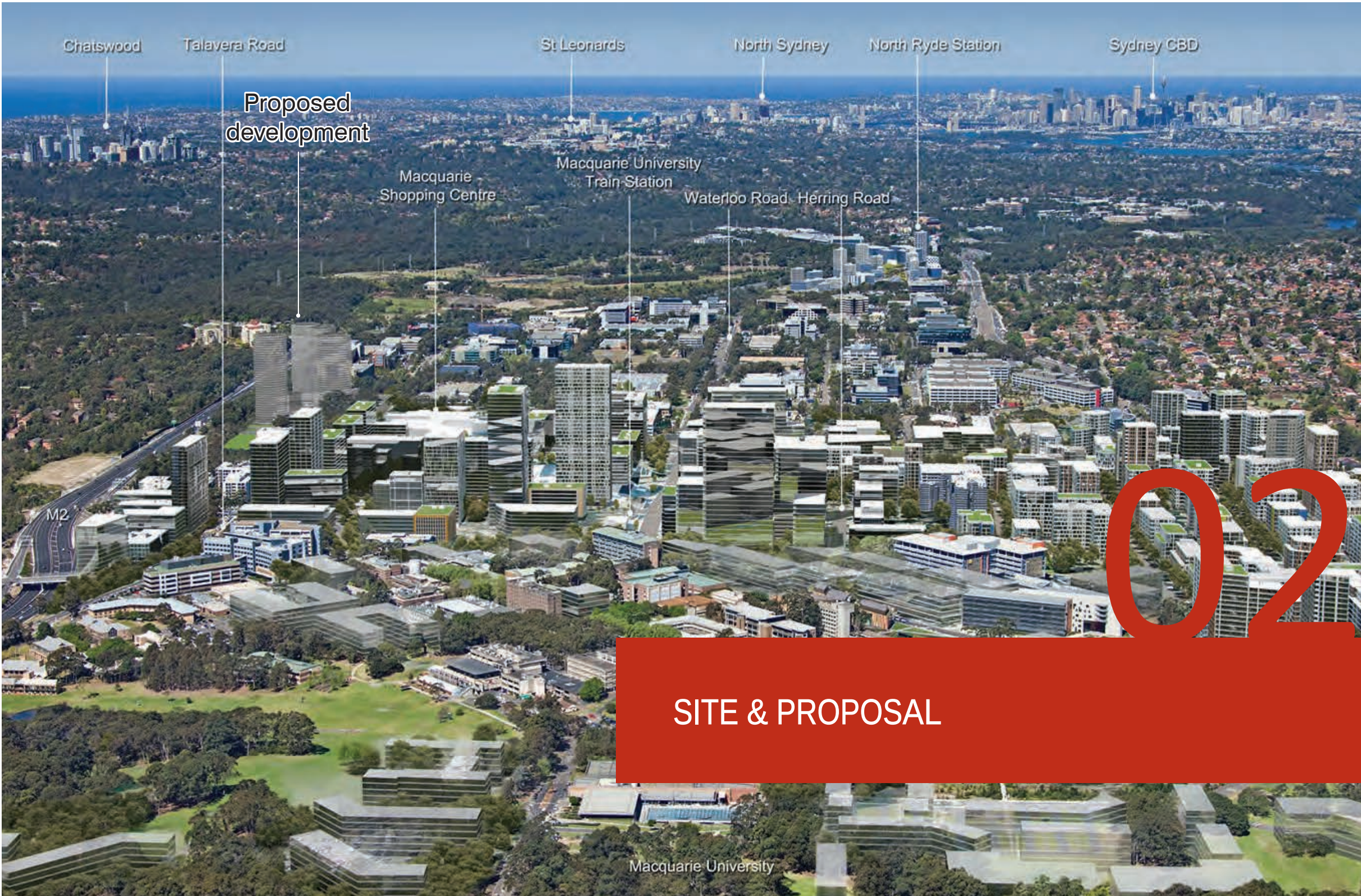
- Review the open space requirements of the Macquarie Park Precinct
- Assess the ability of the PP to contribute to meeting the open space requirements of the precinct, both in terms of the location and quantum of open space proposed
- Define principles to guide and inform the development of open space on the site
- Identify the likely capital and ongoing cost associated with the development of open space on the site.

Project Tasks

Preparation of this report involved:

- Review of relevant project-related studies and reports including the TRMP, MPDF, the draft PP and the draft TRUDR
- Review of relevant background studies and reports including the Ryde Integrated Open Space Plan, the Ryde Local Planning Study 05 - Environment and Open Space
- Review of the planning context
- Review of the open space planning context, including existing provision and future demand
- Preparation of an open space proposal, guidelines and design criteria for open space development.
- Assessment of the open space proposal against open space needs assessment and Council's open space planning
- Estimation of the likely costs of delivering and maintaining open space on the site.





2. SITE & PROPOSAL

LOCATION AND CONTEXT

The site is located at 66-82 Talavera Road, in the north-eastern part of the Macquarie Park precinct (refer Figure 1). The site is bound by:

- Talavera Road to the south-west,
- Alma Road to the north-west,
- the M2 Motorway to the north-east and
- existing commercial buildings at 60 Talavera Road to the south-east.

Macquarie Park is a major business and education district in North Ryde, hosting telecommunications, technology, pharmaceutical and electronics companies.

The precinct also features a major regional shopping centre - the Macquarie Centre and Macquarie University (one of Australia's largest universities and a major research centre) together with the Macquarie University Hospital and other major research centres.

One of the key attractors of the precinct is its high quality environment and attractive setting, owing in part to the park-like nature of the University campus, the adjoining Lane Cove National Park and open space and landscape features within the precinct itself.

NATURE OF THE SITE

The site currently features warehouses, commercial buildings and a conference centre. Associated structures include car parking, driveways access roads, and tennis courts. The site also features large open landscape areas and a number of mature trees that give it a park-like character (refer Figures 2 to 4).

There has been a recent approval for a six storey commercial building containing approximately 9,000m² of commercial floor space in the southern corner of the site. This building is currently under construction.

The site slopes very steeply from the south-east to the north-west. A steep turfed embankment delineates the northern from the southern part of the site. The northern part of the site is lower than the adjoining M2 Motorway (refer Figures 3 and 4).

The site's topography combines with tree planting along the motorway and the site's north-eastern edge, to shield much of the site from views from the motorway (refer Figure 4).

BRIEF OUTLINE OF THE PROPOSAL

The Planning Proposal prepared for the site, the "66-82 Talavera Road, Macquarie Park Planning Proposal" (PP), seeks to rezone the site to B4 Mixed Use, to allow for mixed use development.



FIGURE 1: Site Location (source: Google Maps).



FIGURE 2: The site as seen from Alma Road, showing car parks and internal tree cover (source: Google Maps).



FIGURE 3: Talavera Road frontage, showing the steep slope of the site and its parklike character (source: Google Maps).

The potential urban design and development outcomes on the site are summarised in the "66-82 Talavera Road, Macquarie Park. Urban Design Report" (TRUDR). The report shows the preferred outcome for the site to be a combination of mixed use development and a new public open space.

Mixed use development would be located on the south-eastern part of the site and include a significant residential dwelling component. The new public open space would be approximately one hectare in size and be located in the north-western part of the site, along Alma Road.

There is also an option of providing Key Worker Housing on the site. This would be accommodated either at the north of the proposed open space area or within the mixed use towers, as additional density. This is further discussed in Section 5.



FIGURE 4: Looking south-east into the site from the M2, showing tree cover and the site's elevation relative to the M2 (source: Google Maps).



FIGURE 5: Illustrative view of initially proposed masterplan showing mixed use development and public open space (source: TRUDR).



3. PLANNING CONTEXT

A PLAN FOR GROWING SYDNEY

The Sydney Metropolitan Strategy - “A Plan for Growing Sydney” (the Plan) sets the metropolitan planning context. It identifies Macquarie Park as a specialised centre that forms part of the ‘Global Economic Corridor’, a major economic cluster extending from Macquarie Park to Port Botany with a heavy concentration of knowledge-based jobs (refer Figure 6). Macquarie Park has been identified as being of particular importance for Sydney’s continued growth.

Key actions identified in the Plan and relevant to Macquarie Park include

- Increasing employment opportunities as well as mixed use activities in the Global Economic Corridor (Action 1.6.1)
- Growing jobs and housing (Action 1.7.1)
- Providing a range of services to be an attractive place to live in (Action 1.7.1)
- Identifying and connecting open spaces to develop a city-wide ‘green grid’ of interconnected open spaces as a key ingredient to a highly livable city (Direction 3.2); and
- Working with local Councils to encourage appropriate local planning for the open space needs of communities (Action 3.2.1).

Other priorities for the Macquarie Park Strategic Centre include:

- Work with Council to retain a commercial core in Macquarie Park for long-term employment growth
- Work with Council to concentrate capacity for additional mixed-use development around train stations, including retail, services and housing
- Facilitate delivery of Herring Road, Macquarie Park Priority Precinct, and North Ryde Station Priority Precinct
- Investigate potential future opportunities for housing in areas within walking distance of train stations
- Support the land use requirements of the Medical Technology knowledge hub.

EPHING AND MACQUARIE PARK URBAN RENEWAL AREA

The Epping and Macquarie Park Urban Renewal Area has been identified by the Department of Planning and Environment (DP&E) as an important area within the Global Economic Corridor. It holds significant potential to deliver new community facilities, homes and public spaces in close proximity to public transport and employment opportunities.

The aim of the Urban Renewal Area is to allow the Government to plan for and deliver local infrastructure, to ensure services are available to the local community, both when and where they are needed.

The Epping and Macquarie Park Urban Renewal Area includes the Priority Precincts of Epping Town Centre, Herring Road and Macquarie University and North Ryde Station (refer Figure 7). Work to revitalise local areas is currently underway.

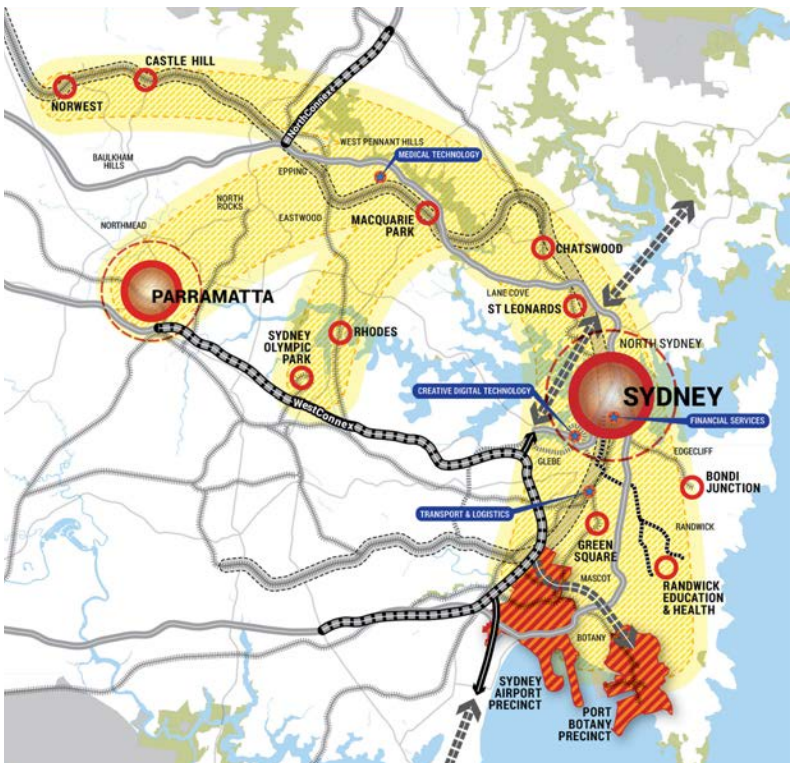


FIGURE 6: Global Economic Corridor (source: A Plan for Growing Sydney)

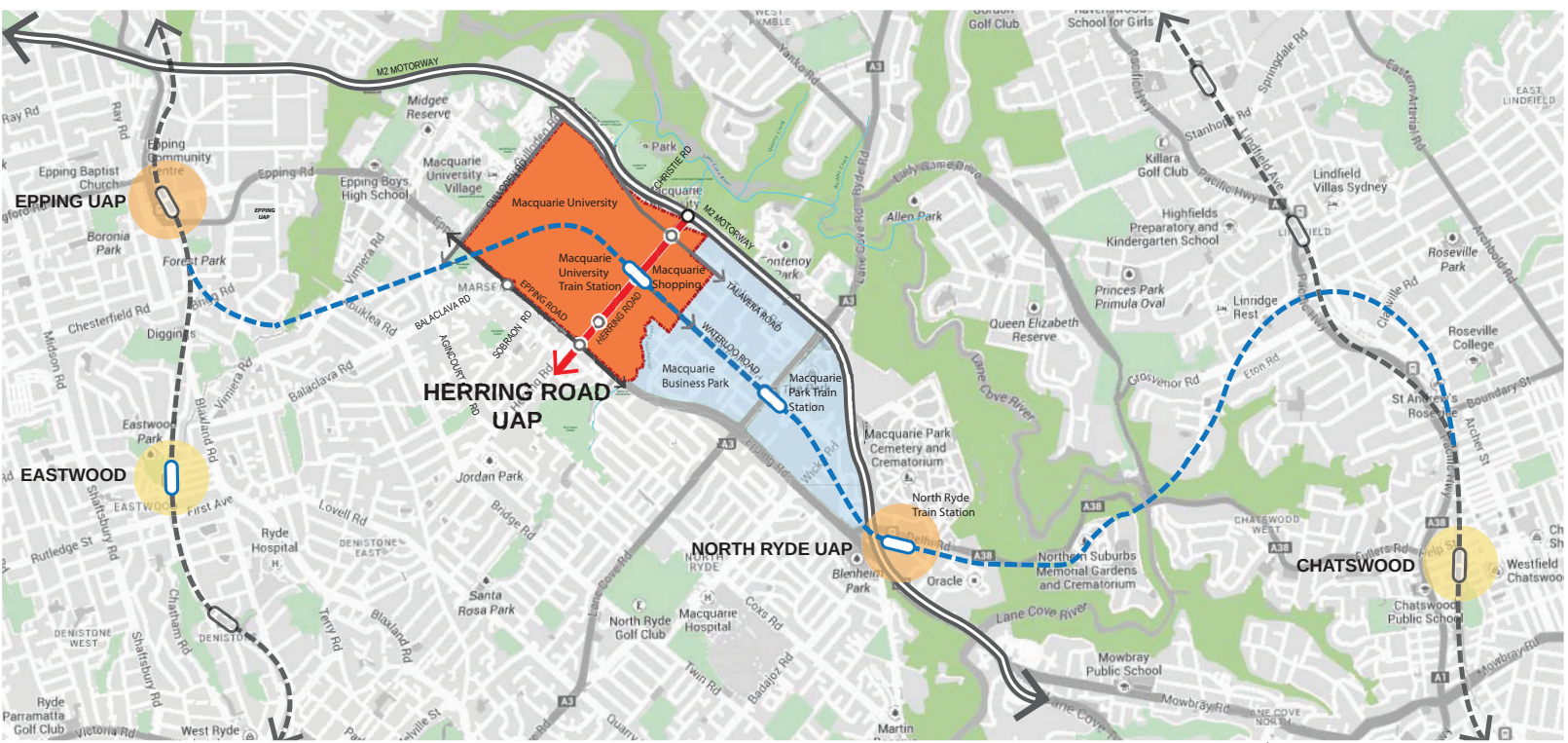


FIGURE 7: The Herring Road Priority Precinct in the context of the Epping and Macquarie Park Urban Renewal Area (source: DP&E 2014, p. 4)



FIGURE 8: Herring Road Priority Precinct, showing key features and site location immediately adjoining the Precinct (source: TRUDR).

HERRING ROAD PRIORITY PRECINCT

The Herring Road Priority Precinct is centred around Macquarie University Train Station and includes Macquarie University and the Macquarie Shopping Centre, a major regional shopping centre. The Precinct benefits from excellent access to public transport, as well as the employment opportunities offered by Macquarie Park.

The aim of Priority Precinct planning is to revitalise the area through a mix of residential, commercial, retail, educational and community buildings. The Precinct vision is for additional housing and employment opportunities in a higher density, mixed-use walkable centre around Macquarie University Train Station (refer Figure 8).

The Precinct is expected to become an attractive and comfortable place for people to live and visit, with good access to transport, shops and services, as well as to community and recreation facilities, including local and regional parks.

The land uses proposed for the Precinct indicate a mix of university, commercial, residential and mixed use, with the main activity spine located along Herring Road (refer Figure 9 - Indicative Structure Plan).

The Indicative Structure Plan shows that the land uses immediately adjoining the site would be residential to the west, and mixed use to the south. No change in land use is proposed for land adjoining the site to the east.



FIGURE 9: Indicative Structure Plan for the Herring Road Priority Precinct showing proposed land uses (source: DP&E 2014)

Public Open Space Framework

The open space network proposed for the Herring Road Priority Precinct largely reflects the findings of the Ryde IOSP. It combines a network of natural creek corridors with parks and other recreation opportunities, as well as a network of canopied streets to connect open spaces to the town centre (refer Figure 10).

Key open spaces in the open space framework are the riparian corridors along Kikkiya and Shrimptons Creeks. They include a number of local parks along these creeks. For the most part, proposed parks consist of existing open space such as Wilga and Elouera Reserves that are proposed to be enhanced. The opportunity to improve access to and connections between existing open space is also recognised.

Potential locations for up to four new local parks are identified. They would be dispersed through the Precinct and connected via the creek corridors. It is noted that all four new parks would be smaller than the recommended minimum size of 0.5ha for local parks (DP&E). This has been identified as a critical threshold to accommodate a basic range of local recreation functions, as well as concurrent use by several groups of users.

It is noted that the Precinct Plan does not mandate open space locations. Potential open space locations shown are indicative and would be subject to negotiation with land owners as part of the development application process. The proposed delivery model is through Works In Kind in lieu of Section 94 Contributions. There is a risk that potential open spaces are not realised unless outcomes can be successfully negotiated at the development assessment stage.

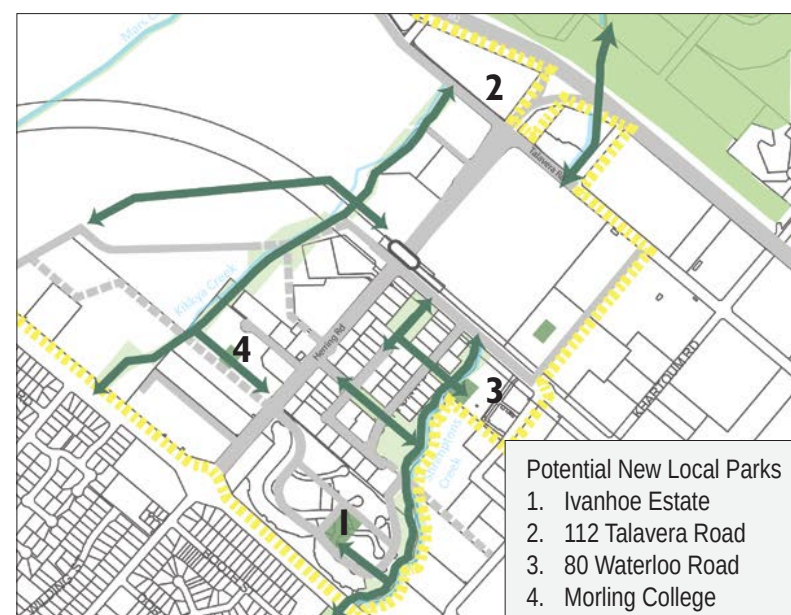


FIGURE 10: Indicative Open Space Framework - Herring Road Priority Precinct (source: DP&E 2015)

CITY OF RYDE DEVELOPMENT CONTROL PLAN

The City of Ryde Development Control Plan 2014 contains a section dedicated to Macquarie Park, namely Part 4.5 Macquarie Park Corridor (MPDCP). The MPDCP outlines the objectives, controls and design criteria to achieve development outcomes consistent with Council's vision for the Macquarie Park. The latest version MPDCP came into effect on 1 July 2015.

Section 5 of the MPDCP summarises the desired public domain outcomes, including the open space network. An Open Space Structure Plan identifies new public space and augments existing public open spaces to create an open space network. It seeks to integrate public open space with the street network to maximise pedestrian access opportunities, and to deliver a diverse range of open space types such as plazas, parks and natural areas along Shrimptons Creek (refer Figure 11).

The major new open space proposed by the MPDCP is 'Central Park', a new one hectare multi-function open space located at 43-61 Waterloo Road. The new park would meet the identified need from the IOSP to address an existing gap in provision by delivering a new public open space in the part of Macquarie Park centred on Lane Cove Road and the Macquarie Park train station.

Ryde Local Environmental Plan 2014

It is noted that Central Park has not yet been zoned as RE1 Public Recreation under the current Ryde Local Environmental Plan 2014 (Ryde LEP). The site for proposed Central Park is part of a larger parcel of land that currently retains a B3 Commercial Core zoning. There is a risk that this lack of statutory weight could threaten delivery of the proposed park.

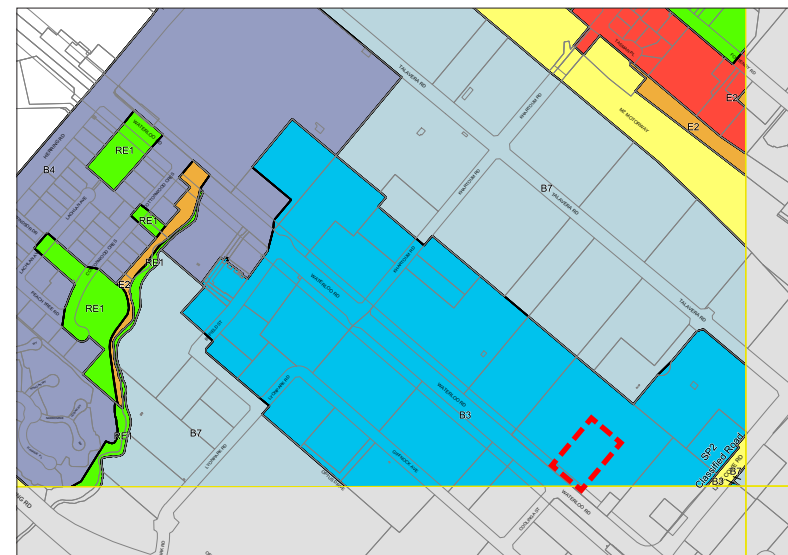


FIGURE 11: Extract from Ryde LEP 2014 Land Zoning Map 4, showing proposed Central Park site and current B3 zoning

The LEP Land Zoning Map also shows that there is currently no zoned public open space in Macquarie Park, north of Waterloo Road.

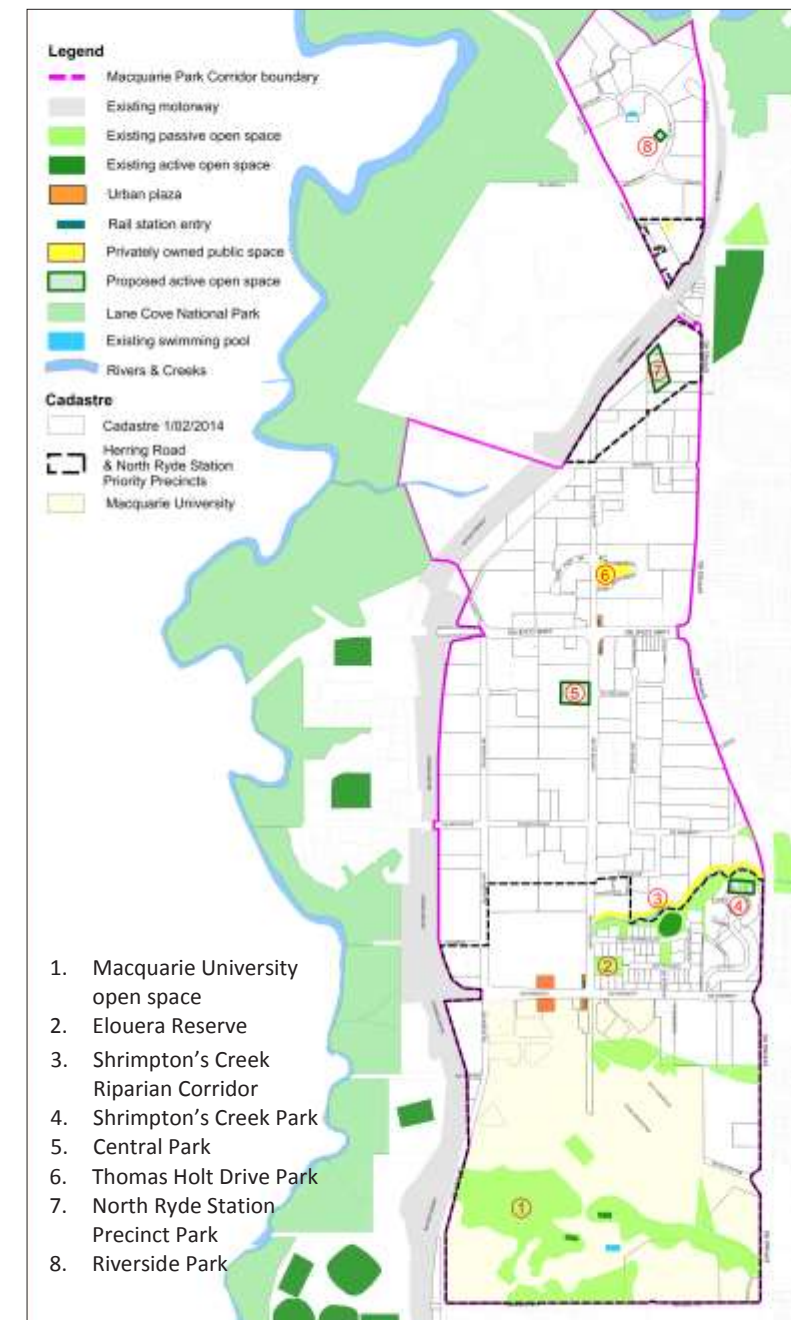
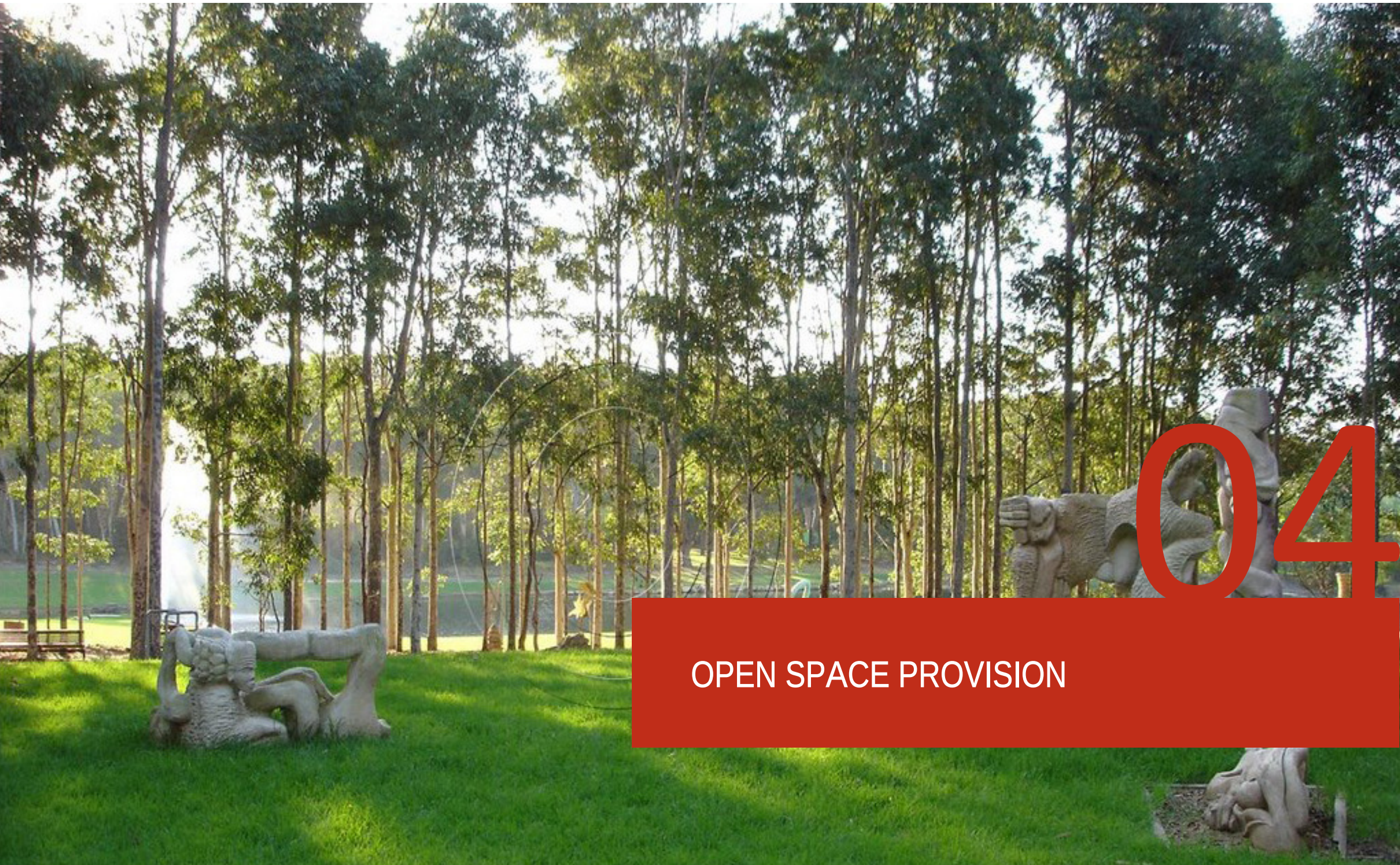


FIGURE 12: Proposed Open Space Network (source: MPDCP)



4. OPEN SPACE PROVISION

RYDE INTEGRATED OPEN SPACE PLAN

The “Ryde Integrated Open Space Plan” (IOSP) was prepared by CLOUSTON Associates and adopted by Ryde City Council in July 2012. The IOSP analysed the City’s public open space and provided recommendations on its conservation, enhancement and extension to ensure community recreation and leisure needs are met into the future.

IOSP Objectives and Structure Plan

The IOSP included a series of objectives and a Structure Plan as the framework for implementation of a network of creek corridors and street grids that connect day-to-day destinations including parks, schools, shops and work places. A key goal is the provision of open space within at least 400 metres safe and direct walking distance from every residence.

Need for Additional Open Space in Macquarie Park

The Structure Plan identifies the Macquarie Park area as an area with a local open space deficit that would require additional open space acquisition in order to realise the IOSP objectives, in particular when coupled with the forecast growth in the area (refer Figure 12).

Specifically, the need for more open space in the centre of the suburb was identified. This is based on the distance to public open space which exceeds the generally accepted 400m in the parts of the suburb centred around Lane Cove Road. As a result the IOSP identifies the need for development negotiations to realise open space at all levels and within acceptable distances to meet everyday needs (refer Figure 13).

The need to acquire land was seen as a crucial initiative arising from the IOSP in order to meet growing demand. Demand is expected to be generated from an increasing residential population. In addition, in order to be competitive as a high end business park, there are significant expectations for Macquarie Park to offer a high quality external environment. This includes a requirement for open space that caters for leisure and recreation and can be accessed during working hours.

It is noted that growth forecasts at the time preceded the announcement of the Epping and Macquarie Park Urban Renewal Area in general, and the Herring Road Priority Precinct in particular. It is likely that planning for the area since may further exacerbate the latent shortfalls identified at the time of writing the IOSP.

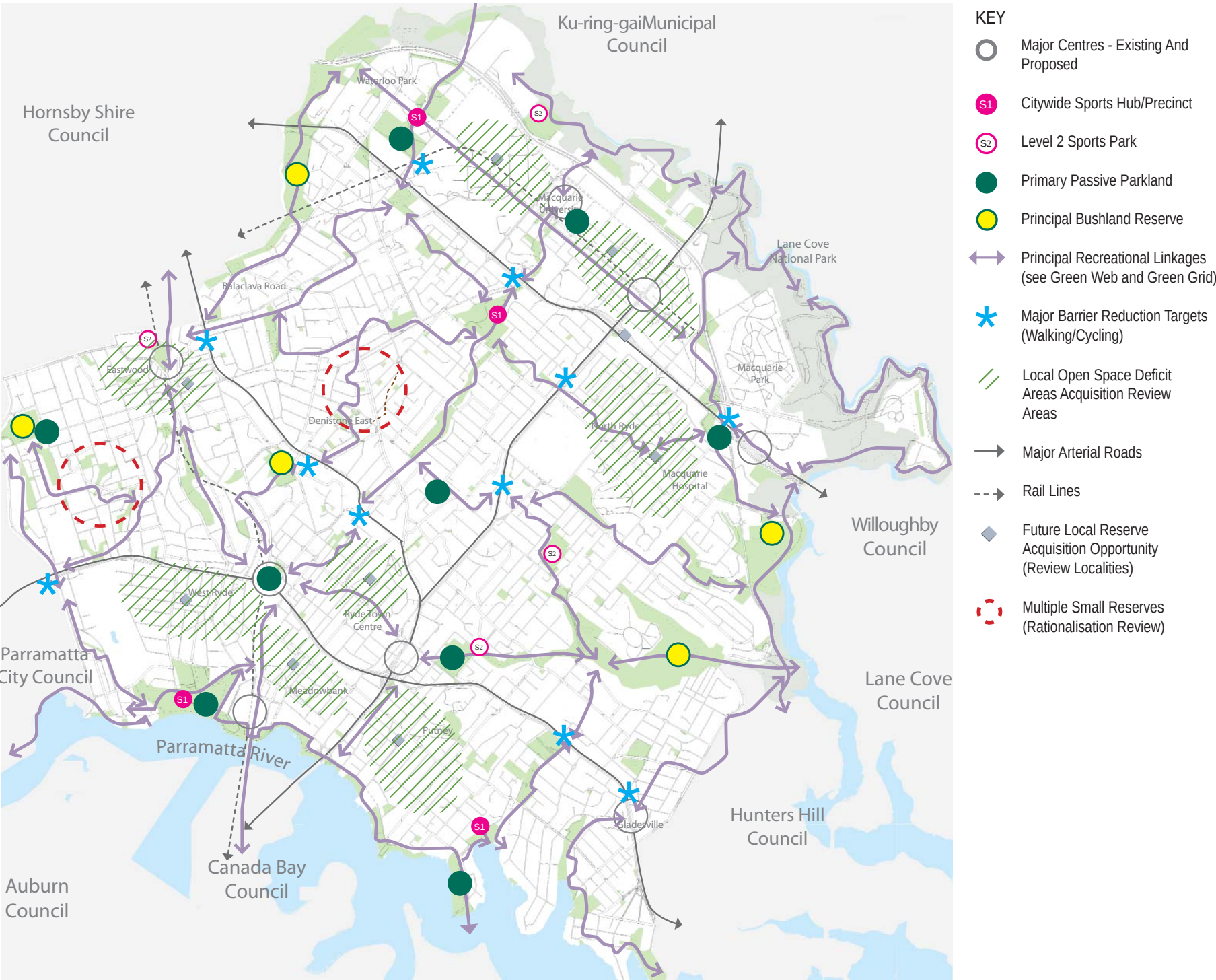


FIGURE 13: City of Ryde Open Space Structure Plan (source: IOSP)

4. OPEN SPACE PROVISION

Macquarie Park Open Space Strategy

The IOSP recommended that Ryde City Council work towards realising a major new park of at least two hectares in size in the centre of the Macquarie Park precinct (refer Figure 14). This would permit a range of uses including day-to-day uses and corporate or community events, and would complement existing riparian corridors and other open space areas.

Alternatively, where development options suggest that two smaller reserves are more realistically achievable, the IOSP recommends that they should be of a minimum size of 1.5 hectares each and located to maximise access by foot. The IOSP notes the risk that such slightly smaller parks may offer reduced potential for accommodating larger events. On this basis, a single, larger park was identified as the preferred outcome.

The major new park would be complemented by a series of smaller parks evenly distributed throughout Macquarie Park to ensure all residents (and business employees) are within 400m walking distance to open space. Smaller parks should be of a minimum size of 0.5 hectares to permit a range of unstructured recreation opportunities.

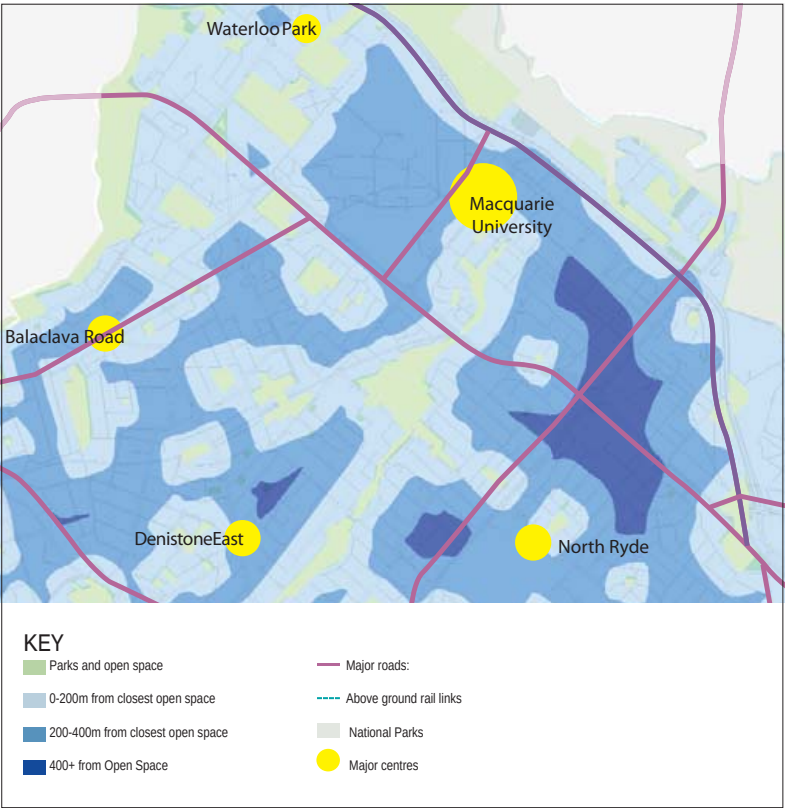


FIGURE 14: Accessibility of Open Space - Map Extract (source: IOSP)

All parks should have a minimum of two street frontages to optimise connectivity and promote active transport

The final component of the local open space network would be a series of small social spaces associated with street corners or local shops and community buildings. These would act like small plazas and provide for resting as well as informal social gathering and residential meeting spaces.

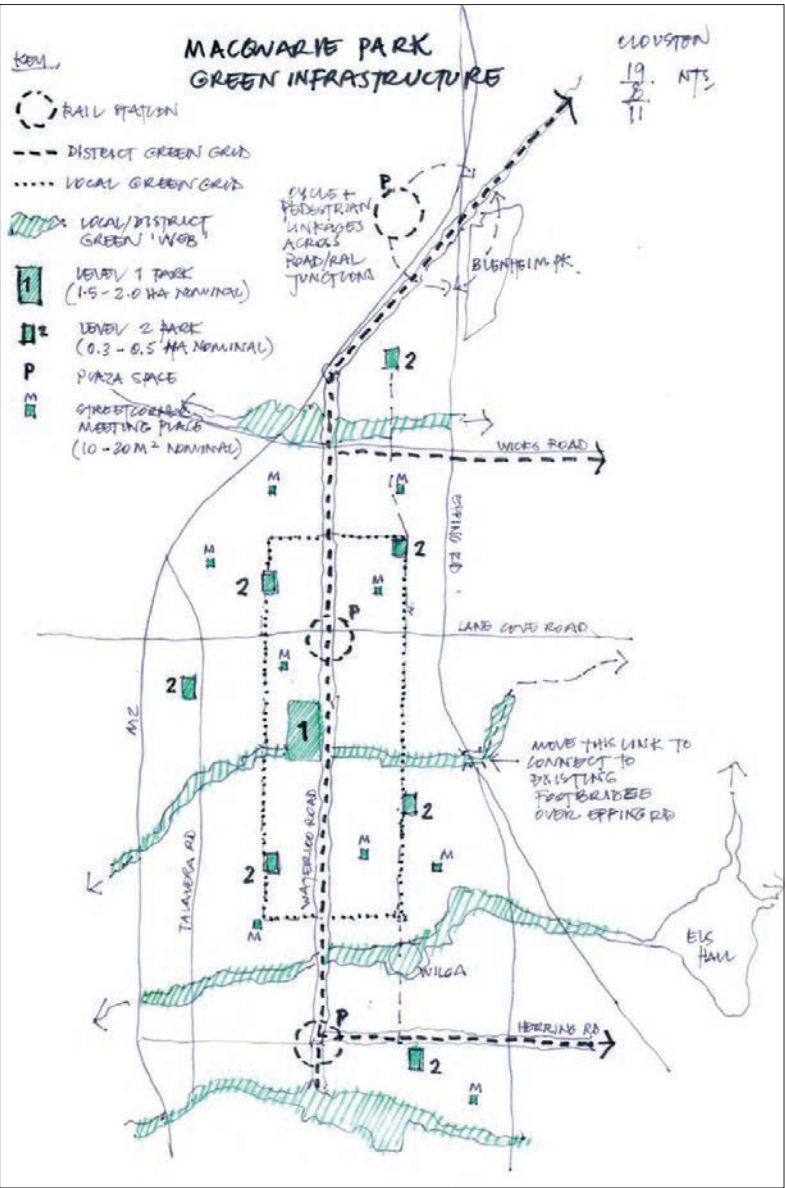


FIGURE 15: Macquarie Park Green Infrastructure diagram (source: IOSP)

New Major Park Design Guidelines

The IOSP identified the Landcom Open Space Design Guidelines as the key document to provide guidance on the design of the new park. It also made recommendations on the critical open space and recreation infrastructure that should be provided in the new park, in order to meet the likely future needs of the Macquarie Park precinct.

Open space and recreation infrastructure to be provided would include:

- open areas to allow for informal or unstructured lunchtime sport
- significant play elements for a range of ages
- shade and shelter, preferably provided by trees
- stage/ performance facilities, either permanent or readily assembled, including power and services as required to stage special events
- amphitheatre style seating mitigating level changes
- designated locations for events facilities and management operations (tents, marquees, waste collection, plant, etc)
- lighting for safe night-time use
- public toilets.

4. OPEN SPACE PROVISION



Macquarie Park



5. OPEN SPACE PROPOSAL

LANDSCAPE DESIGN PRINCIPLES

Drawing on the findings of the IOSP in respect of the potential gap in open space provision in the Macquarie Park, the urban design and development masterplan for the site proposes the creation of a major new public open space as a key initiative.

The principles for the siting and design of the new public open space are as follows (also refer Figure 16):

- provide direct street access from two streets to maximise access and passive surveillance
- provide open space in a single consolidated form to maximise usability and flexibility
- provide open space in a regular shape that supports multi-use including general community use, informal sports use and special events
- maximise passive surveillance from surrounding buildings through the provision of active building facades facing the open space
- take advantage of the topography to provide terraces overlooking the open space and mitigating the transition from public to private open spaces
- maximise year-round thermal comfort by maximising solar access and providing shade, from both tree cover and built structures
- provide park furniture and recreation facilities including seating, lighting and significant play elements for a range of ages
- provide surface treatments and materials that ensure the park is a resource that offers maximum usability including day and night, and through all seasons
- ensure that the park is accessible and able to be enjoyed by all members of the community, irrespective of age and ability
- provide a stage area to allow for community events and celebrations, including back-of-house access, parking and services.

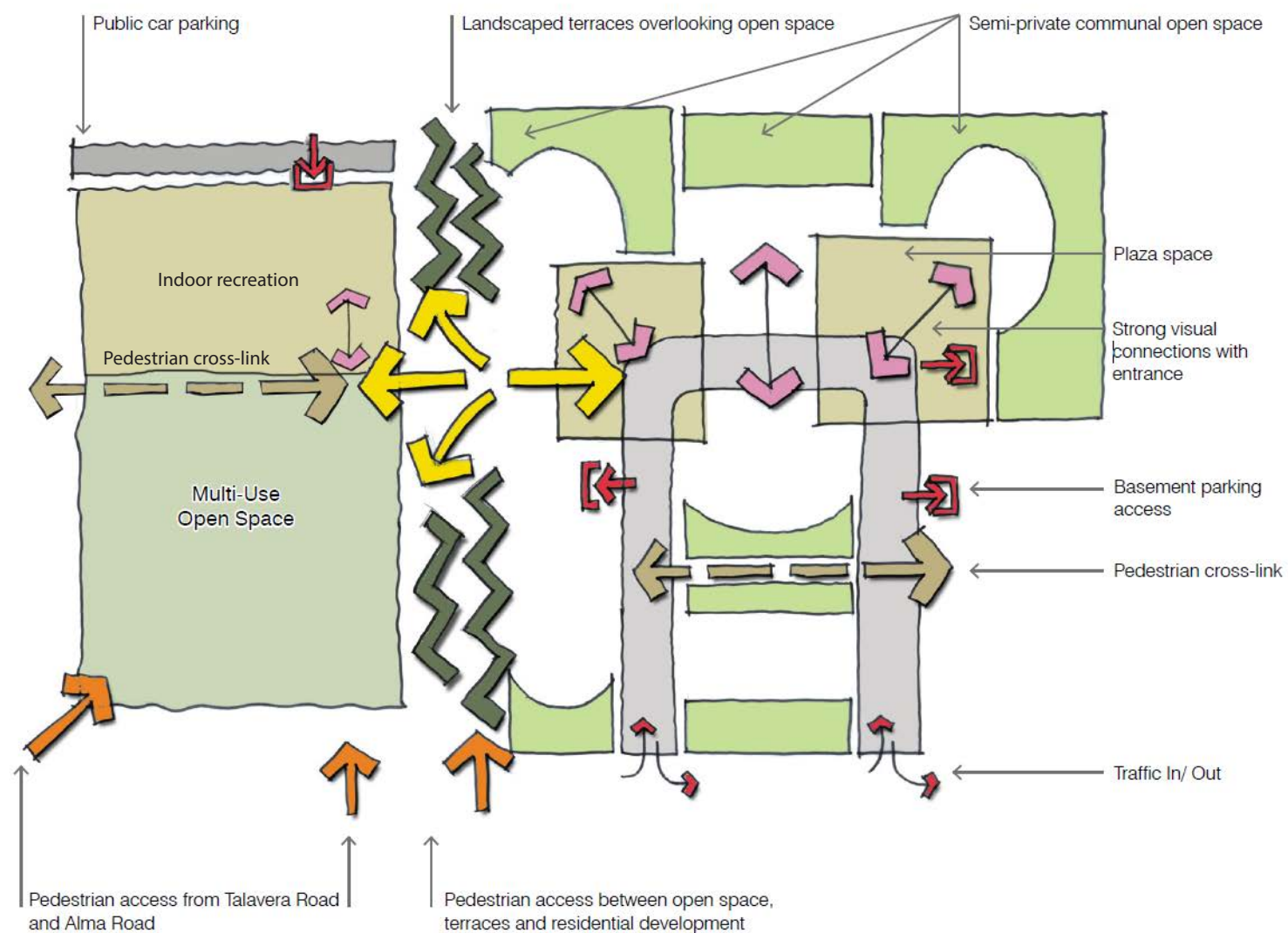


FIGURE 16: Landscape Design Principles Diagram

5. OPEN SPACE PROPOSAL

LANDSCAPE CONCEPT

Purpose And Objective

Consistent with the above landscape design principles, the objective for the new public open space is to create a place that offers maximum flexibility and optimises opportunities for recreation and social interaction.

CONCEPT OPTIONS

The TRUDR has identified an opportunity for the site to deliver up to 38 dwellings for Key Worker Housing. Two potential locations have been nominated, as follows:

- 1. Within the proposed mixed use towers, in addition to the nominated densities, or
- 2. Along the M2 corridor along the north-western site boundary.

Accordingly, two concept options are presented in this report. Both options propose a major new public open space in the north-western part of the site. The preferred location of the key worker housing will influence the size and design of the open space.

Option 2 would locate the key worker housing within the area generally proposed for open space. Two buildings are proposed with a footprint of about 12m x 35m. They would face south to overlook the open space. These buildings would be accessed via a rear car park covered with roof gardens.

COMMON FEATURES - OPTION 1 AND 2

The preferred masterplan for the site proposes a single open space area at the north-western end of the site (refer Figures 17 and 19).

Access

The park has two street frontages along Talavera and Alma Roads.

Pedestrian access would be via Talavera and Alma Roads. There would also be a public domain link, providing access to the park from the podium level of the proposed mixed use towers to the south-east.

Due to the site's existing topography, there would be a level change between Talavera Road and the open space. Maintenance vehicle access would be from Alma Street.

Orientation

The proposed open space would be oriented north-south to maximise solar access year round. This orientation is consistent with best practice orientation of sports fields, making the park suitable for playing of informal or special event sports games.

Multi-use Field

The bulk of the open space consists of a large, level multi-use field, approximately with a synthetic grass surface. The size of the field is sufficiently large to accommodate a competition size soccer pitch (90m x 45m) plus a 10m run-off area all around.

Landscaped Terraces

The multi-use field is overlooked by a series of four inter-linked terraces on the eastern side. They would deliver an additional 0.3ha of open space and are designed to mitigate the level change inherent in the site. They provide a range of recreation, leisure and entertainment opportunities that will provide an active park edge (refer Figures 18, 20- 25).

Active Park Edge

Typical activities along the park's eastern edge and within the terraces would include play areas for all ages including play equipment or games areas such as boules and chess, feature gardens, community gardens, public seating, public art, fountains or waterplay. There may also be community facilities such as multi-purpose rooms or a branch library and commercial outlets including cafes and restaurants (refer Figures 18, 20- 25).

UNIQUE FEATURES - OPTION 1

Option 1 proposes a single open space area of approximately 100m x 140m (1.4ha) (refer Figures 17, 23-25).

Pitch Size

The size of the field is sufficiently large to allow for a variety of sports activities to take place. It would accommodate either a 100m x 68m rugby pitch or a competition size soccer pitch (90m x 45m). This provides flexibility to cater for the future needs of residents in the area.

Access

Option 1 proposes a parking aisle along the M2 Motorway corridor boundary. This would provide approximately 22 standard parking spaces. It would further enable vehicular and service vehicle access to the park.

Special Events Area

The northern end of the field would be designed to provide a special events area that can be serviced from the parking aisle along the M2 boundary.

The car park and access road along the M2 would be highly beneficial in terms of the ability to stage events. It would provide a back of house area that would permit access by large vehicles and trucks. It would further integrate the respective infrastructure required to conduct and service special events.

UNIQUE FEATURES - OPTION 2

Option 2 accommodates key worker housing development at the northern end of the proposed open space (refer Figures 16 and 18). As a result, the total open space area is smaller than in Option 1. It would be approximately 70m x 90m (0.63ha) in size (refer Figure 19).

Access

Option 2 proposes to provide access to the Key Worker Housing via a covered car park along the northern site boundary.

No public parking is currently proposed for the site. It may be possible to provide some public parking within the Key Worker Housing covered car park.

KEY DIFFERENCES - OPTION 1 AND 2

Pitch Size

The size of the multi-use field in Option 2 is smaller than in Option 1. The latter therefore offers a greater degree of flexibility in terms of being able to accommodate a wider range of sporting codes or exhibition matches.

However, the field is not intended as a professional or competition pitch. Even at the smaller size it would provide a sufficiently large field to allow for recreational games and training for a variety of codes.

Parking

Option 2 would not have a parking aisle at the northern site boundary. Unless car parking is able to be provided within the Key Worker Housing covered car park, this would increase demand for on-street parking.

Access and Ability to Stage Events

The location of the Key Worker Housing at the northern end of the site in Option 2 removes the parking aisle as an access point for major vehicles including trucks. They would typically be required as part of setting up and managing major events.

The loss of this access point with integrated servicing infrastructure may affect the type of event able to be staged in the park. Option 2 would therefore offer less flexibility in terms of potential future uses and program for the open space.

Residential Interface

The potential to hold major events on the site may also be reduced under Option 2, as a result of the proximity of Key Worker Housing.

The noise and servicing requirements of major events may not be considered compatible with the needs of immediately adjoining residents. This may impact on the type and frequency of events able to be held in the park.

SUMMARY

Both options would deliver a significant new public open space.

Option 2 would deliver a slightly smaller park with potentially reduced flexibility in terms of potential future uses and programming. In particular it may offer less potential for major or frequent events. However it offers scope for smaller and infrequent community events.



FIGURE 17: Landscape Concept Plan - Option 1



FIGURE 18: Elevation of Eastern Park Edge showing terracing - Option 1



FIGURE 19: Landscape Concept Plan - Option 2

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ABOVE:
FIGURE 20: Artist's Impression: Aerial View of the New Park in its Context

TOP LEFT:
FIGURE 21: Artist's Impression illustrating design principles for terracing along the eastern park edge

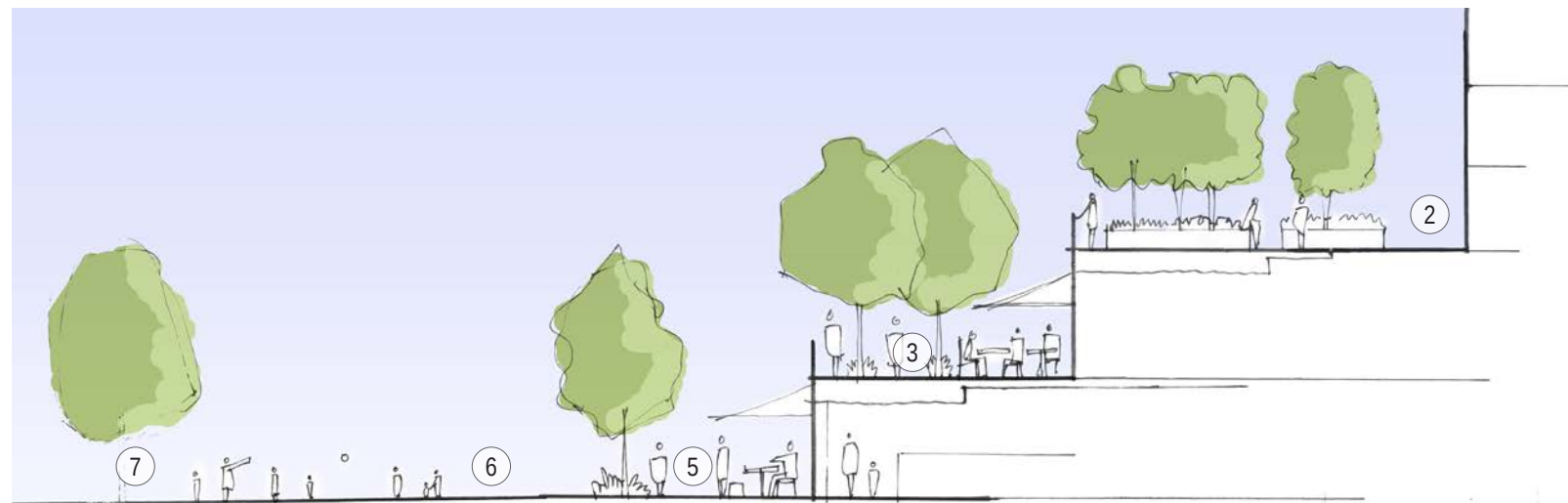


FIGURE 22: Section Through Eastern Park Edge illustrating active built facade

KEY

- | | | |
|---|---|--|
| 1. Street access | 4. Terraced gardens | 7. Shaded groves: seating, picnic areas, play opportunities |
| 2. Upper terrace: child care, health centre, etc (semi-private) | 5. Ground floor: cafes, community facilities, gym, amenities, public art/ interactive play, waterplay | 8. Public domain link to podium level of mixed use buildings |
| 3. Middle terrace: restaurants, cafes, public art | 6. Synthetic turf multi-use open space | |

5. OPEN SPACE PROPOSAL



FIGURE 23: OPTION 1: Artist's Impression of the Terraces along the Eastern Park Edge



FIGURE 24: OPTION 1: Artist's Impression looking north towards Alma Road from the Eastern Park Edge



FIGURE 23.A: OPTION 2 Artist's Impression of the Terraces along the Eastern Park Edge

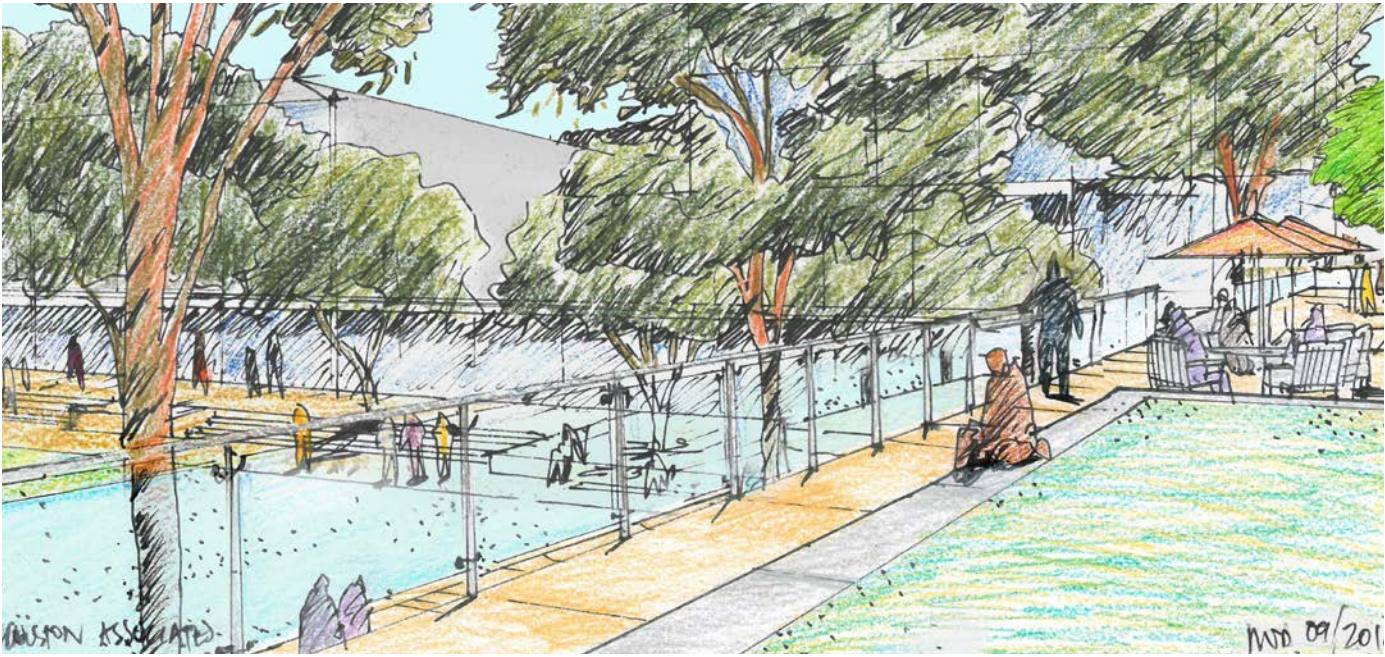


FIGURE 24.A: OPTION 2 Artist's Impression looking north towards Alma Road from the Eastern Park Edge

5. OPEN SPACE PROPOSAL



FIGURE 25: OPTION 1 Artist's Impression: Aerial View of the New Open Space



6. OPEN SPACE ASSESSMENT

MACQUARIE PARK FRAMEWORK FOR OPEN SPACE

The “Macquarie Park Framework for Open Space and Mixed Used Development” (MPDF) was prepared by Architectus in June 2015, to provide Ryde City Council with a strategic framework for assessing rezoning applications in Macquarie Park.

The major strategic consideration is that all rezoning applications ensure the continued viability of the precinct's commercial core and its integrity as a major employment centre.

The MPDF identifies substantial pressure for increased residential development within the Macquarie Park precinct driven by significant employment opportunities, good access and transport connections and a high quality built and natural environment.

These factors were recognised and have informed planning for the Epping and Macquarie Park Urban Renewal Area. As discussed above the area has been identified as holding significant potential to deliver new homes including through the Herring Road Priority Precinct.

The MPDF discusses the known shortfall of open space in the precinct, and its potential to limit the future attractiveness of Macquarie Park as a residential and employment locality. The pressure for more residential development in the precinct is identified as an opportunity to negotiate with potential developers to address the identified open space shortfall.

To assist Council in such negotiations and in the assessment of rezoning applications in Macquarie Park the MPDF provides a strategic assessment framework. It outlines the requirements to be met in order for rezoning applications to be considered.

Key requirements include:

- significant public open space will be provided (minimum 1ha in area), effectively addressing existing and forecast shortfalls and meeting minimum design standards and criteria
- minimum commercial floor space areas are delivered
- a high quality public domain is achieved
- critical social needs are met such as provision of key worker housing, affordable housing or childcare facilities

The MPDF found that there are only three sites within Macquarie Park that would meet all criteria under the framework (refer Figure 26). The small number of sites would ensure that the strategic employment role of the precinct would be protected while allowing for increased residential development and delivering important additional local public open space.

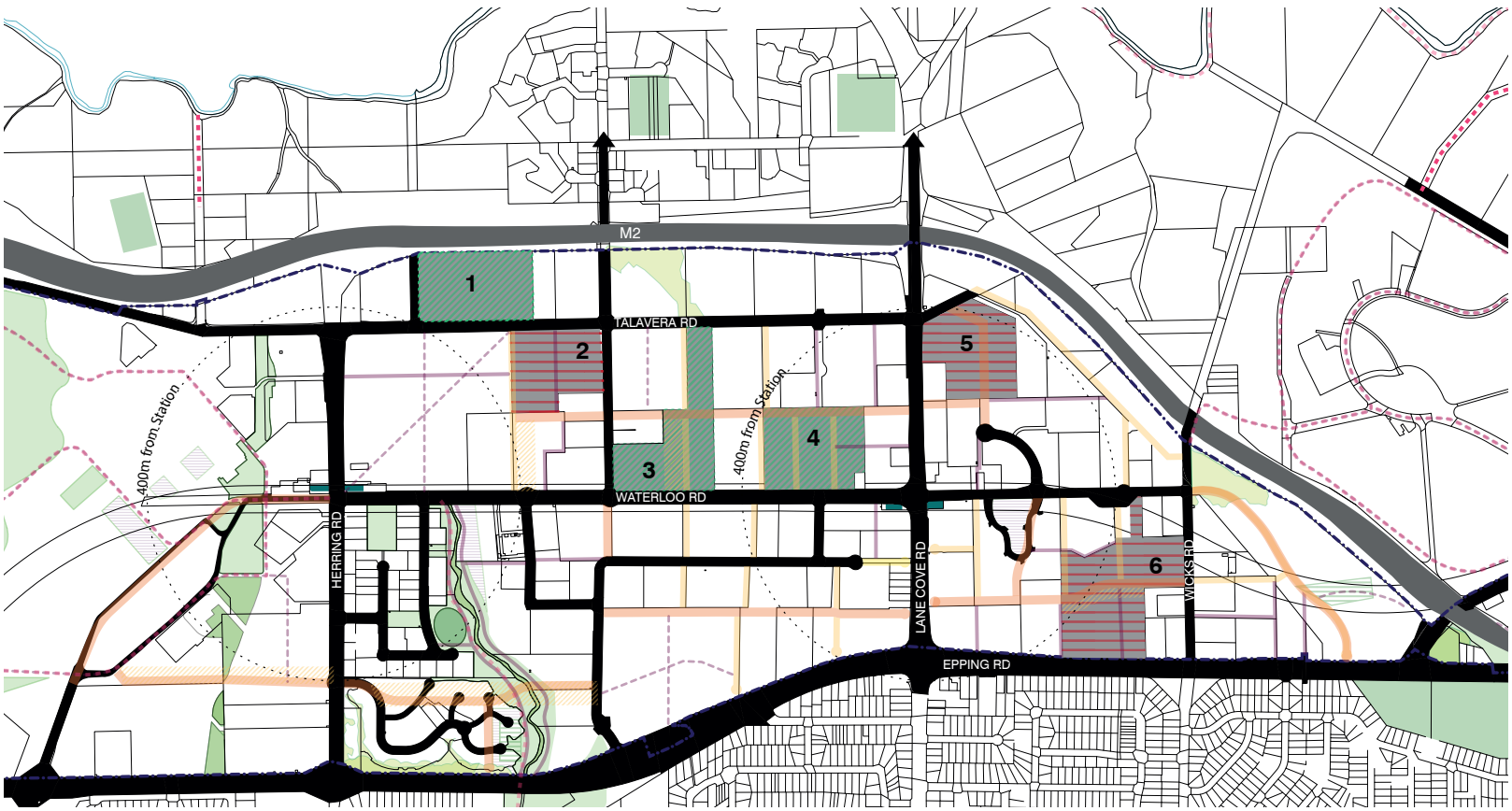


FIGURE 26: Potential Sites to Deliver Open Space in Macquarie Park

Need for Open Space in Macquarie Park

The MPDF draws on the findings of the IOSP to highlight the need for additional open space in the precinct, to meet the needs of both future residents and businesses. This includes the recommendation for a new major park complemented by a series of small parks and small social spaces as discussed above.

It further identifies that the creation of the Herring Road Priority Precinct will further accelerate growth and demand yet it will not provide any new public open space. This will result in even greater demand for open space than anticipated at the time of writing the IOSP.

MPDF Framework for Delivery of Open Space

The MPDF proposes that rezoning applications be granted subject to nine criteria, four of which relate to the ability of the site to provide additional public open space.

The open space criteria recommended by the framework are as follows:

1. Provide either new open space shown in the Draft Macquarie Park DCP 2014 or a new 1 hectare minimum public open space, designed to Council's reasonable requirements
2. Where a site proposes to deliver the 1 hectare minimum open space, the site must be larger than 3 hectares, thereby allowing for a 2 hectare development site for mixed uses
3. The open space must have a frontage to a major road (Waterloo Road, Talavera Road, Wicks Road or Herring Road) and one secondary street
4. The proposed open space should satisfy specified design criteria (as set out in Section 4.1 of the MPDF) and be dedicated to Council on completion.

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ASSESSMENT OF MPDF

The MPDF recommends that rezoning applications be approved with a key consideration being the ability to deliver a major new park. The following table compares the Macquarie Park open space needs identified in the IOSP with the framework proposed by the MPDF.

IOSP Strategy for Macquarie Park	MPDF Identified Need	MPDF Recommendation
New major park, min 2ha		
Alternatively two major parks, min 1.5ha each	Major Park, min 1.5ha	Min 1ha open space
Location close to the core of the precinct	Location close to the core of the precinct	Identification of potential sites anywhere within the precinct - site selection not limited to open space planning criteria
Two street frontages	-	Two street frontages
Detailed design and infrastructure requirements	-	Designed to Council's requirements
Suite of local parks, min 0.5ha each, evenly distributed	Not discussed	N/A

The table shows that the recommendations of the IOSP have maintained a strong alignment into the MPDF, however full translation has not occurred. Instead, the identified need for open space has been replaced by a lesser requirement for the provision of public open space.

The MPDF is therefore ill-suited to demonstrate that the provision of open space on the site will address the IOSP identified shortfall in open space.

The MPDF however provides a useful tool for Council in assessing rezoning proposals as it provides suitable criteria to assist Council in determining the merits of such applications.

It demonstrates that adherence to strict rezoning criteria will avoid the establishment of a planning precedent that could further increase pressure for residential development and undermine the importance of the Macquarie Park Precinct as an employment centre.

OPEN SPACE PLANNING ASSESSMENT OF THE PROPOSAL

While the proposed open space on the site falls short of delivering a park of the minimum size and in the location identified in the IOSP under either option, there are a number of factors which lend considerable merit to the proposal to rezone the site and deliver a new public open space, from an open space planning perspective.

Uncertainty of Central Park Realisation

While the Macquarie Park DCP provides for a new Central Park, the current land use zoning does not reflect this desired outcome.

The delivery of the Central Park was subject to a \$6 million funding agreement between Ryde Council and DP&E as part of the Precinct Support Scheme for the former North Ryde Urban Activation Precinct, however, it is understood that the site may be sold. This may jeopardise the delivery of Central Park. Delivery of the park as well as the timing of realisation are therefore highly uncertain.

It is further noted that Central Park by itself would not be sufficient to adequately address the existing shortfall of open space within Macquarie Park. It will need to be supported by additional open space areas.

Benefits of the Proposal

- The proposal would provide much needed certainty in respect of the delivery of a large new local park and importantly in the early phases of population growth in the locality
- The proposal would provide certainty regarding the timing of delivery of new public open space.

Accelerated Growth Exacerbating Gap in Open Space Provision

The preparation of the IOSP preceded the announcement of the Herring Road Priority Precinct. The IOSP identified shortfall in future public open space provision will be further exacerbated by the additional residential growth generated by the Priority Precinct.

Benefit of the Proposal

- The proposal would address the latent shortfall in open space provision in Macquarie Park, as identified in the IOSP.

Uncertainty of New Local Park Provision

Despite significant planned increases in the residential population as a result of the Herring Road Priority Precinct, there is a degree of uncertainty over the provision of new open space. While potential locations for up to four new local parks have been identified, they are undersized. Further, these additoinal parks are not mandated and will be subject to negotiation through the development application process.

Resolution of open space provision at the individual building application stage removes the opportunity to develop a considered network that guarantees a high

degree of connectivity and equity of access. There is a risk that the proposed process may deliver a sub-optimal network when measured against these critical open space planning considerations.

Further, Precinct planning relies to a significant degree on existing open space including along Shrimptons and Mars Creek, within Macquarie University and in Lane Cove National Park. The latter is not suited to meet the day-to-day demand for public open space, due to its conservation function and its separation from the Precinct by the M2, which is a major barrier to pedestrian movement.

There is therefore a risk that the Priority Precinct will not deliver such additional open space to meet the increased demand.

Benefits of the Proposal

- The proposal would assist in meeting the demand for open space that caters for the day-to-day needs generated by the Herring Road Priority Precinct by providing a large new local park immediately adjoining the Precinct.
- The proposal provides certainty of outcome in terms of open space delivery.

Open Space Distribution Pattern

The distribution of both current and planned future public open space in Macquarie Park is generally concentrated on the southern side of Waterloo Road. Together with the uncertainty over the delivery of new local parks through the Priority Precinct, this uneven distribution pattern has the potential to adversely effect residents and employees in the northern part of Macquarie Park.

Benefits of the Proposal

- The proposal would create a new public open space of significant size north of Waterloo Road, in the area of least open space provision.
- The proposal has the potential to make a significant contribution towards ensuring equity of access to public open space.

Macquarie University Campus Development

The campus of Macquarie University is characterised by a pleasant and green environment offering recreation opportunities to staff and students, and possibly the local community. It is noted that the University is planning a suite of campus developments which will likely change the nature of the campus and potentially reduce available open space.

Further, an increase in the campus population (including students, staff and residential population) will add to demand for public open space and recreation facilities in the area.

Benefits of the Proposal

- The proposal would create a new public open space of significant size within

6. OPEN SPACE ASSESSMENT

walking distance of the University campus.

- The proposal would reduce local reliance on the University grounds for informal recreation and access to nature.

Proximity to Macquarie Centre

The Macquarie Centre provides a major shopping, commercial and entertainment destination in Macquarie Park, featuring leisure attractions such as cinemas, indoor playgrounds, kids club and play land and the Macquarie Ice Rink. It is a regional destination that attracts a large number of people from within and outside the area. There is currently no public open space that would complement the offering of indoor activities with external recreation facilities.

Benefits of the Proposal

- The proposal would complement the recreation and leisure offering of the Macquarie Centre by providing a new public open space immediately adjoining the Centre.
- The co-location of community and recreation facilities and infrastructure is consistent with best practice planning principles. It creates significant activity hubs and reduces the need for travel to access a range of facilities and services.

CONCLUSION AND RECOMMENDATION

The above discussion outlines that while the proposal does not meet all aspects of the Open Space Strategy for Macquarie Park identified in the IOSP, planning has developed significantly since the IOSP was prepared. There is now significant planned population growth which is not currently matched with certainty in terms of planning for local open space provision.

In this context and from an open space planning perspective, the above assessment demonstrates that the proposal to rezone the site and deliver a new public open space would deliver significant public benefit, irrespective of the option adopted for the location of Key Worker Housing .

While Option 1 (accommodating Key Worker Housing as additional density within the proposed mixed use towers) would be preferred in terms of the size and flexibility able to be offered by the new open space, Option 2 (location of Key Worker Housing at the northern end of the open space) would still offer a significant open space resource.

From an open space planning perspective, the proposal to rezone the site should be supported, subject to the creation of a new public open space consistent with the planning and design principles outlined in section 5 of this report and the TRUDR.

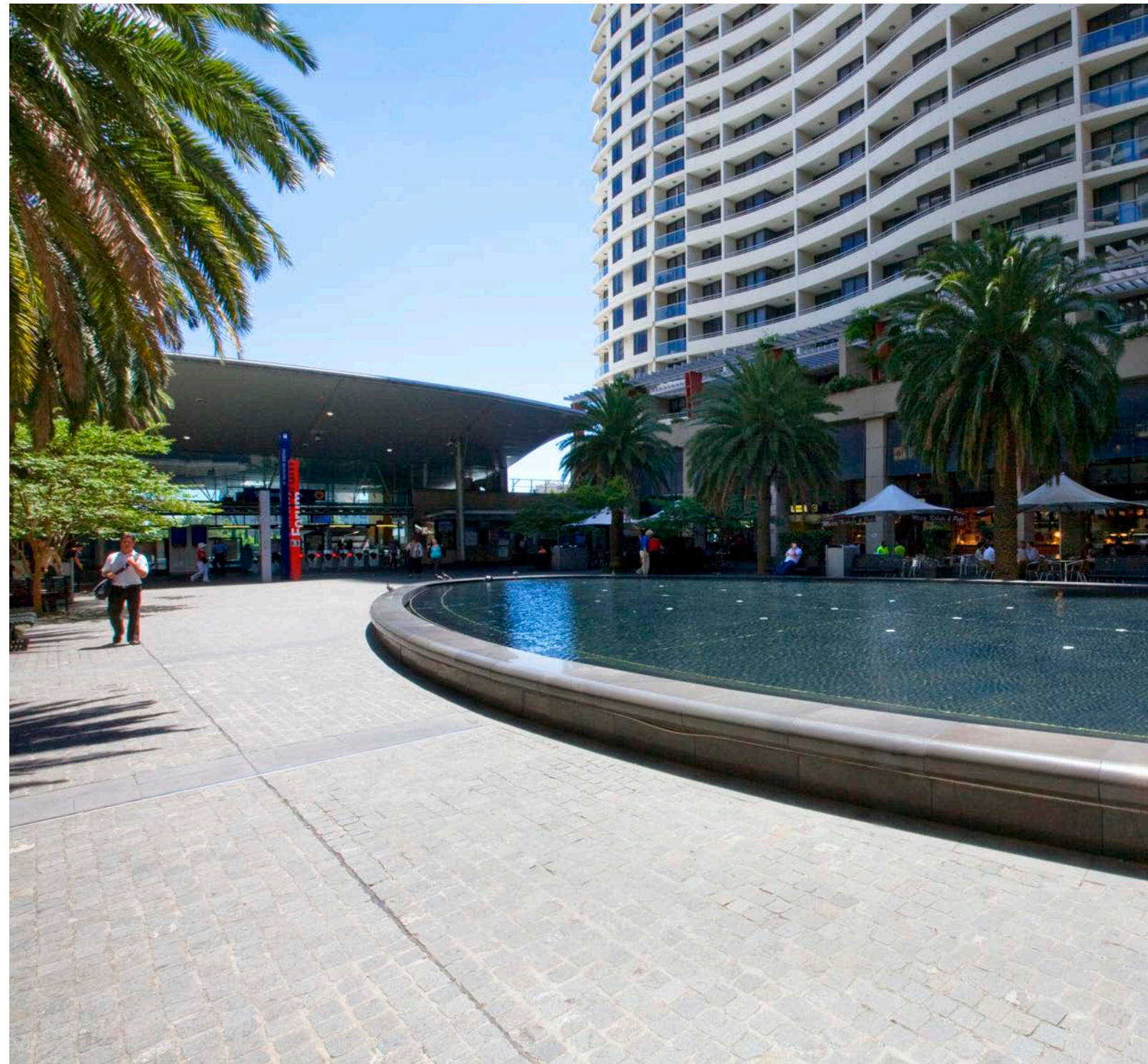


Macquarie University - Mars Creek Lake



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