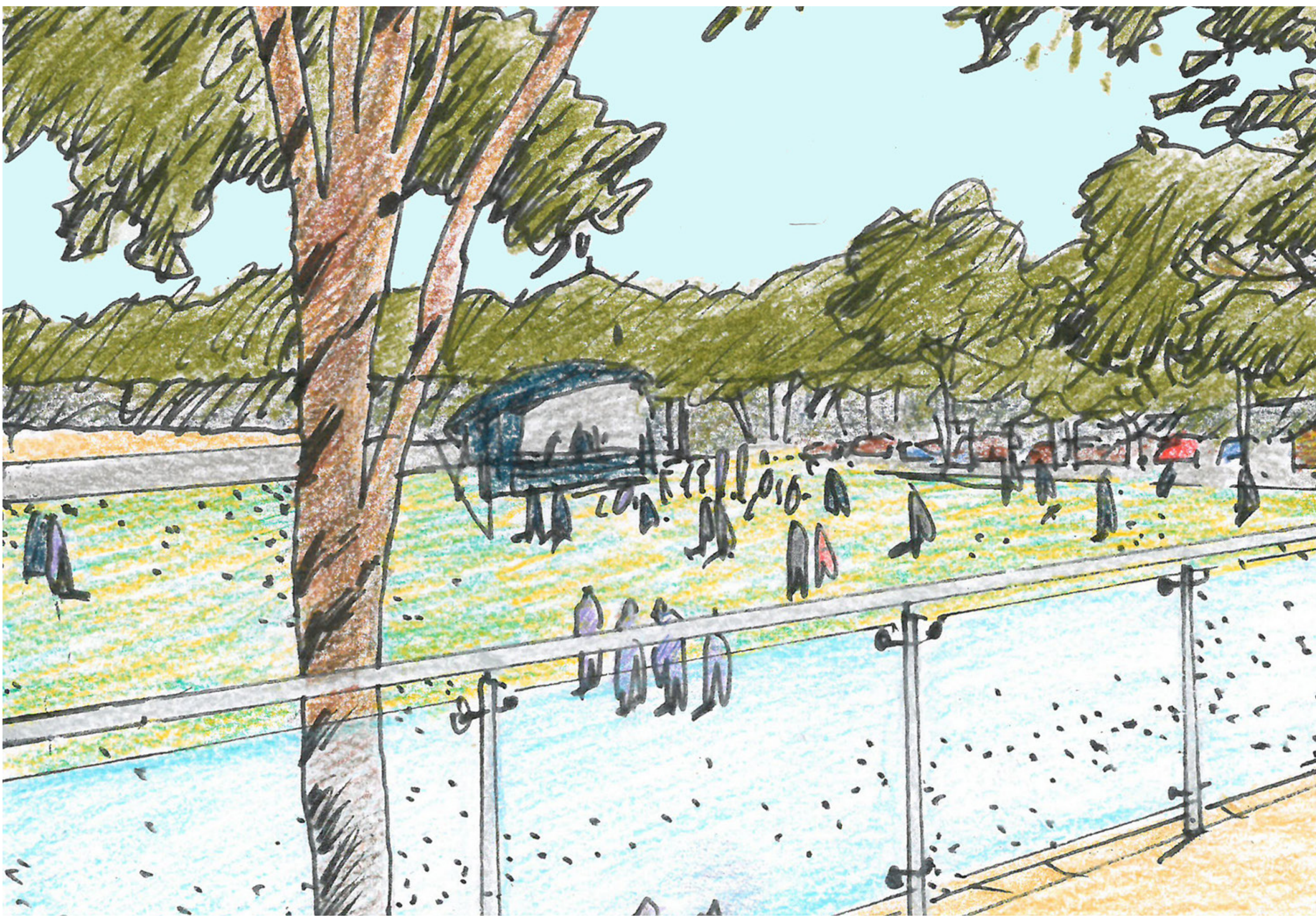
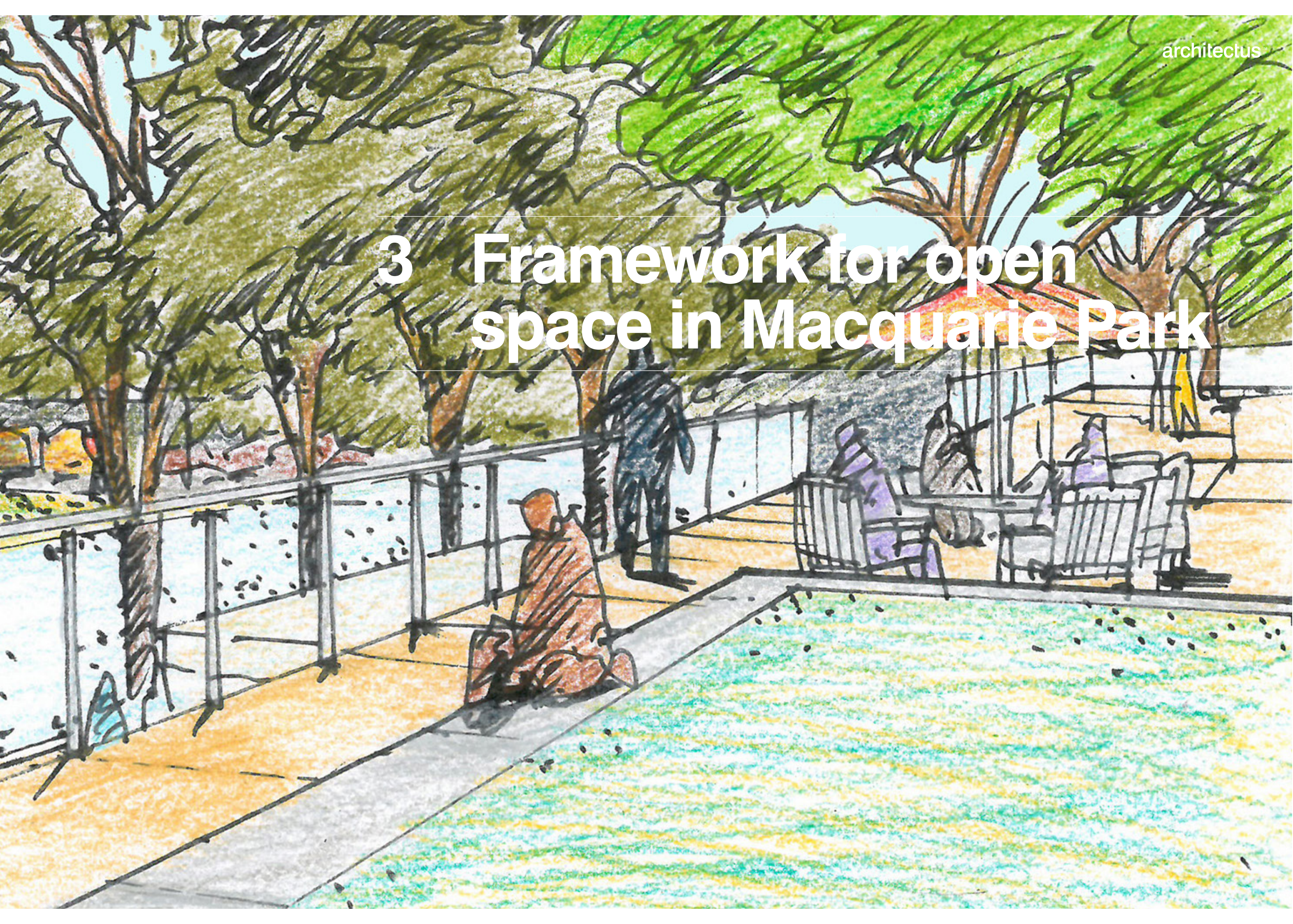






3 Framework for open space in Macquarie Park



3.1 The proposed framework for new open space and mixed use

3.1.1 How to deliver new open space

It is extremely difficult for Council or State government to purchase new sites for open space in Macquarie Park. Most of the appropriate land is held in private ownership and would be prohibitively expensive to purchase.

Also, it is extremely difficult to identify land in LEPs and DCPs as required open space without triggering the need for Council to acquire the land, which they are unlikely to be able to afford. Because of this, large areas of land, like Macquarie Park, are rezoned without the provision of new open space.

There is one solution to this issue. Council have an opportunity to negotiate public benefits when land is rezoned. On many sites, the rezoning process can result in an increase in value for the owner, and it is common practice that councils or other consent authorities attempt to capture some of that benefit. Examples of this process include the City of Sydney Council’s controls for Green Square, where contributions towards the provision of affordable housing and new parks and streets are required to be made when historic employment uses take advantage of the new zoning controls and provide for mixed use development.

The long term management and operation of the open spaces also need to be considered, with the design of these spaces to reduce the maintenance burden on Councils.

In the same way, Ryde Council has an opportunity to be very strategic about permitting mixed uses on certain sites where open space and / or other significant public benefits can be delivered and paid for by private developers. It is critical that Council have a very clear framework for this type of strategy. It is also critical that the framework provides certainty for Council, developers and businesses.

3.1.2 A framework for the delivery of open space

Architectus recommends that Council permit residential uses in the B3 and B7 Zones in Macquarie Park, but only where certain open space can be delivered. This should be done by a rezoning, and subject to an agreement being in place between Council and the owner for the delivery of the new park to Council’s reasonable requirements.

Under this framework, Council could consider a rezoning application for sites that can achieve ALL of the following nine criteria.

Public open space

- 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 this report) and be dedicated to Council on completion.

Non-residential floorspace

- 5. Provide a minimum of 20,000sqm GFA of non-residential floorspace.

Key worker housing

- 6. Deliver key worker housing (or Affordable Housing) at the rate of 3% of total dwellings provided.
- 7. Up to 15% of the open space (1,500sqm) can be used to deliver the required key worker housing.

Childcare facilities

- 8. Provide privately run childcare facilities suitable for 60 children.

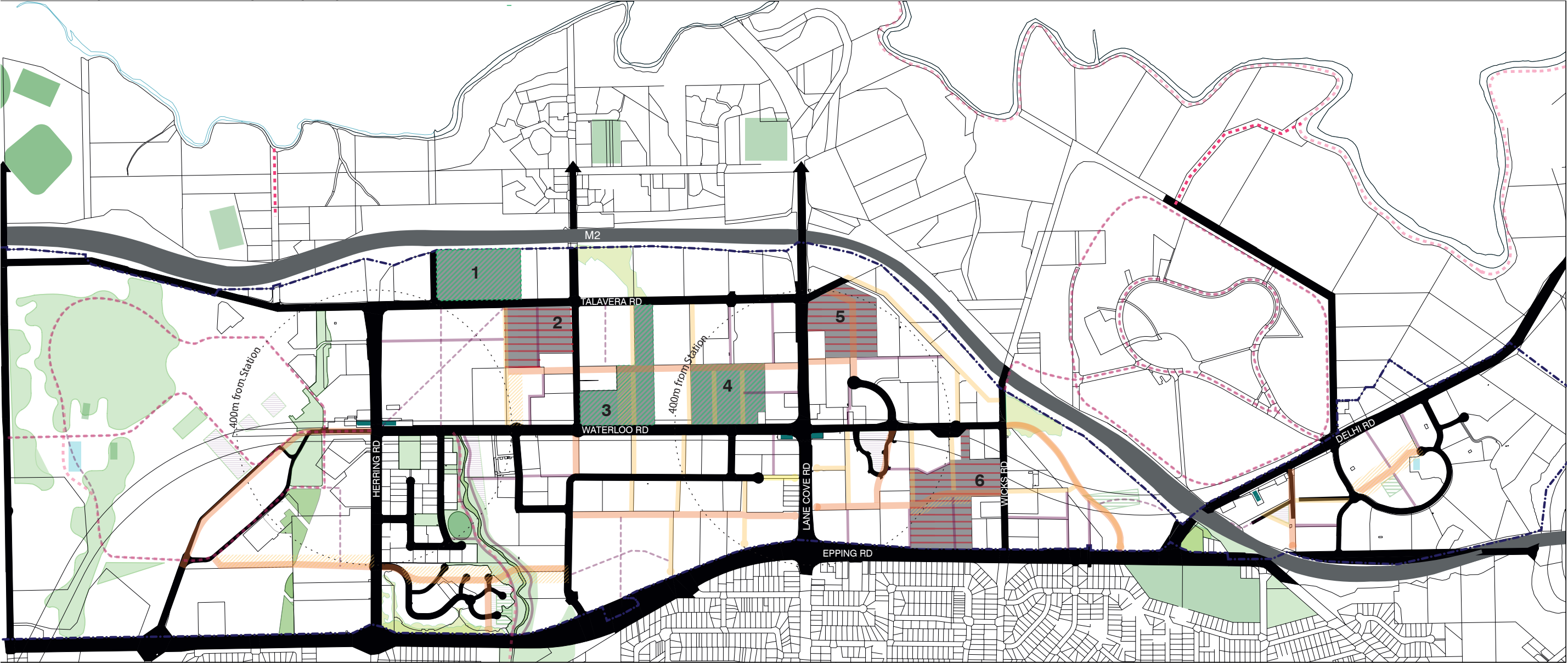
Public domain

- 9. Delivery of all other required public domain on the site including roads and through site links as nominated in the Draft Macquarie Park DCP 2014.

The plan shown on the following page applies the above criteria to illustrate the outcome of the proposed framework.

Key	Criteria	Comments
	Sites greater than 3 hectares and frontage to a primary road	– Site 4 is nominated because a new 7000sqm park is required under the Draft DCP. Waterloo Road is the central spine of Macquarie Park and an appropriate location for open space. Some mixed uses on the site would ensure the park’s early delivery and activate the space on weekends and in the evening. – Sites 1, 2, 3, 5 + 6 all satisfy the minimum size criteria
	Sites that do not satisfy detailed criteria NOT SUITABLE for open space and mixed uses.	– Site 2 (10-14 Khartoum Road) has excellent road frontage and is just over 400m from the train station but it is highly unlikely that this site would be developed for mixed uses and open space because of the recent significant investment in the AstraZeneca pharmaceutical plant on the site. – Site 5 has recently been developed. It is also affected by a requirement for new roads that would make a contiguous 1 hectare park with suitable orientation and minimum dimensions difficult to achieve. This site is not well-connected to the train station or Waterloo Road for pedestrians. – Site 6 is currently the subject of a Planning Proposal to allow for a Masters Hardware on the site, so it is unlikely to be re-developed. It is not well connected to Waterloo Road or the train station. The sloping topography and disconnects the site from Waterloo Road even further.
	Sites that do satisfy detailed criteria SUITABLE for open space and mixed uses.	– Site 1 is a good location for a new district open space. It has good solar access and is large enough and unencumbered to allow for a park in a desirable configuration. The medium to long term opportunity to redevelop the AMP shopping centre would provide the opportunity to create direct pedestrian and visual links between the open space and the station. The site also adjoins, on two of its boundaries, the Herring Road Priority Precinct, which is being rezoned for residential uses. – Site 3 is well-positioned on Waterloo Road, but may be too close to Site 4 and the new local park required in the draft DCP. It is further away from the stations and other key attractors (like the shopping centre) than Site 1, which may have an adverse impact on its level of use in the short to medium term. – Site 4 is the site of a new open space required under the DCP. The smaller park (0.7ha) will primarily service the employee population during the week. Mixed uses would ensure the early delivery and activation of this park outside of working hours.

Assessment of potential sites to deliver public open space



	Site	Size	Site Frontage	Secondary Street Frontage	Area not affected by new roads
1	66-82 Talavera Rd	37,800m ²	Talavera (252m)	Alma (152m)	37,800m ² (100%)
2	10-14 Khartoum Rd	32,381m ²	Talavera (196m)	Khartoum (140m)	29,689m ² (92%)
3	1-5 Khartoum Rd	41,216m ²	Waterloo (217m)	Khartoum (96m)	36,532m ² (88%)
4	45-61 Waterloo Rd	40,000m ²	Waterloo (202m)	Griffnock (47m)	23,553m ² (58%)
5	5 Talavera Rd	36,256m ²	Lane Cove Rd (84m)	Talavera (117m)	31,976m ² (88%)
6	144 Wicks Rd	59,300m ²	Waterloo (24m)	Wicks (111m)	46,290m ² (78%)

Key

- Railway station entry/exit
- Existing active open space
- Existing passive open space
- Significant trees to be retained
- Proposed active open space
- Existing Roads
- Proposed 20m road
- Proposed 16m road
- Proposed 14m road
- Proposed pedestrian connection
- Proposed new road zone
- Pedestrian link (flexible location)



An aerial photograph of a university campus. The foreground and middle ground are filled with various academic and administrative buildings, many with flat roofs, interspersed with green lawns and trees. In the background, a vast, dense forest covers a large hillside, extending to the horizon under a clear sky. The text '4 Impact assessment and recommendations' is overlaid in white, bold font, centered horizontally and partially enclosed by thin white horizontal lines.

4 Impact assessment and recommendations

4.1 Assessment and mitigation measures

Impact on employment lands and metropolitan planning strategies

The on-going role of Macquarie Park as an employment centre is a critical part of the overarching strategy for Metropolitan Sydney. All planning decisions should support this vision.

The proposed framework for open space and mixed uses for Macquarie Park supports this vision by allowing for essential open space and other public benefits to be delivered by the private market.

In our view, and based on our review of successful business parks, the provision of a 1 hectare open space on the site at 66-82 Talavera Road would have an overall net benefit for the business park, in addition to addressing the existing and future demand generated by residential uses in the Herring Road and North Ryde Priority Precincts. AEC have been engaged to assess the impacts of this framework on the operation of the business park from an economic perspective, as part of this process, and their report accompanies and complements this Framework document.

The Framework also provides a very clear planning structure for Council to assess appropriate sites for mixed use development in Macquarie Park. The certainty of this policy will provide comfort for businesses about the long term functioning of Macquarie Park.

The design of the new open spaces delivered under this framework should be undertaken in consultation with businesses to engage businesses and employees and to ensure the spaces are appropriate for business as well as local residents, and well used.

Creating a precedent for mixed use development

Architectus is aware of the significant pressure for mixed use development in Macquarie Park, and Ryde Council and State Government’s policies regarding the protection of land for employment uses. Architectus also notes the strategies set out for Macquarie Park in A Plan for Growing Sydney, including ‘concentrating capacity for additional mixed use around train stations’ and ‘investigat[ing] potential future opportunities for housing’. We are confident that the proposed Framework provides a clear line in the sand for mixed uses in Macquarie Park. The Framework would be easy to implement and defend.

The primary strength of the Framework is the clear nexus between public benefits and the ability to rezone land for mixed uses. It will not be possible for other sites to argue that they can provide the same public benefit if it is clear that what is required are large open spaces designed to Council’s satisfaction.

This Framework may be further developed with Councils’ planners, property and open space teams to ensure that the criteria for open space and public benefits is clearly defined. This will strengthen the Framework and Council’s ability to defend pressure to rezone other sites in Macquarie Park.

Mixed uses and potential for land use conflict

One planning concern for the introduction of mixed uses in to employment areas is the potential for land use conflict. In some locations, the impacts of traffic, industrial noise and lighting can ultimately lead to restrictions on commercial operations, and the erosion of the long-term viability of the land for employment uses.

In this case, the impacts of mixed uses on all of the nominated sites are unlikely to generate any land use conflict because:

- The employment uses are generally commercial office and high technology uses that do not generate adverse impacts for residential uses. These uses co-exist happily in many other locations in Sydney – including the CBD.
- The sites identified in the Framework are large enough so that residential uses can be designed to respond to the mixed land use conditions. For example, living spaces can overlook open spaces and internal areas and not main roads and over employment uses. Buildings can be designed with quality communal spaces that are secure and very separate from commercial uses on the site. Vehicle entries to residential uses can be separate so as not to generate conflict with any commercial car movements/ loading and servicing. Entries to residential buildings can be separate and well-designed to ensure legibility.

Further, it is envisaged that some mixed use development in the employment area would support a wider variety of food and drink options, and provide some activation of the area in the evenings. These are two important ingredients for the long-term success of business parks, and are existing issues for the business park today.

Maintenance and ownership of the new open space

It is important that the uplift in development potential on the site, or any of the sites nominated in the Framework, be tied to a clear, and long-term public benefit.

To ensure this outcome, it is recommended that the open space and public benefits be secured via a Voluntary Planning Agreement with Council.

It is also recommended that the land be dedicated to Council to ensure the long-term use of the space for the public, and to provide Council with the flexibility to adapt the space over time as Macquarie Park and its needs evolve.

The delivery of open space on the sites nominated would result in the need for maintenance by Council which comes at a cost. We understand the pressure this places on Council, but do not concede that this justifies a decision to not provide open space in Macquarie Park, where there is an identified existing deficiency. The two Priority Precincts will also generate significant demand for open space that will not be met through the development of these precincts.

However, to address the issue of the cost of maintenance of the open space, Holdmark would need to work closely with Council to ensure that the open space is designed to be as low maintenance as possible. Robust landscaping and good stormwater infrastructure will be critical.

There is also an opportunity to use parts of the 1 hectare site for other community uses, such as a community facility for hire, or key worker housing, that generate income for Council. This income could be used for park maintenance.

Ensuring the open space meets demand in Macquarie Park

Architectus would like the opportunity to work with Council to develop the design criteria for the open space and a clear brief for any community facilities or other public uses to be provided on site.

At a minimum, we would propose the following design standards for the open space area are achieved.

- The primary purpose of the open space is for a multi-use playing field.
- Minimum dimensions:
 - Playing area: 45m x 90m
 - Run-out zones: 65m x 110m (10m boundary on all sides)
 - The run out zones should not include any infrastructure – all lighting, benches, fencing must be outside of the 10m run-out zone
- Slope: 1:100 (minimum) to 1:50 (maximum)
- Open space does not include area for the following:
 - Parking
 - Steps and retaining walls
 - Vehicle access
 - Flooding retention
- There should be no car parking or other structure under the open space – it should be 100% deep soil.
- The open space should be dedicated to Council.

4.2 Recommendations and next steps

Recommendations

In light of the framework detailed within this report, it is considered appropriate to commence the process to rezone the site. There are two possible options to achieve this. These are:

1. The inclusion of the site as part of the Herring Road Priority Precinct including a rezoning to B4 Mixed Use and amendments to the maximum building height and FSR, which would be undertaken by the Department of Planning and Environment. One benefit of this approach is its potential for early delivery of the public infrastructure, which Architectus would recommend. It is also a much simpler process, easing the administrative burden on Council and Government. It should be noted that this would in part alleviate the perceived shortfall of open space within the Herring Road Priority Precinct identified in submissions against the precinct.
2. The rezoning of the site to B4 Mixed Use and amendments to the maximum building height and FSR through a Planning Proposal process undertaken by City of Ryde Council as an amendment to the Ryde Local Environmental Plan 2014. This has the potential to be a more involved process and is therefore not preferred.

Next Steps

In order to implement the above strategy, the following steps are recommended:

- Undertake an Economic Assessment of the framework for open space and mixed use within Macquarie Park. This will be required to test the economic impact and viability of the proposal.
- Undertake further detailed design testing of the other sites identified by the framework (45-61 Waterloo Road and 1-5 Khartoum Road) which may be suitable for the inclusion of residential land uses within Macquarie Park (to be undertaken by each landowner at their discretion).
- Commence discussions with the Department of Planning and Environment and Council to co-ordinate the mechanisms for the delivery of the open space within the site. This would necessitate the rezoning of the site to B4 Mixed Use and amendments to the applicable maximum height and FSR controls.

This document is confidential and may contain legally privileged information. Distribution, disclosure or copying any part of this document is strictly prohibited without written approval from Holdmark Property Group which owns all of the intellectual property.

The information, drawings and artist’s perspectives provided within are indicative only and should not be relied upon. This document does not constitute an offer of any kind and in no way binds Holdmark Property Group or any of their respective officers, employees, agents or related entities.

June 2015