

Key worker housing / affordable housing

Consultation with Council identified an opportunity to use some of the open space area for key worker housing. The proposal allows for the use of some of the 1 hectare space for this purpose (less than 15% of the site), whilst retaining a usable open space for a variety of active sports uses. This is in line with the Framework criteria, and allows for some flexibility for additional community uses in the 1 hectare zone, at Council’s discretion.

The plan to the right demonstrates how a single-loaded key worker housing development could be accommodated on the site, and still allow for a competition-sized soccer field (45m x 90m, with 10m run out on all sides) should Council wish to pursue this option. Alternatively, key worker housing could be accommodated within the proposed towers in addition to the nominated density.

The key worker housing shown in this option is in two buildings with a footprint of 12m x 35m, separated by a 6m through site link. The total GFA of these buildings at 6 storeys would be 3,780sqm, or approximately 38 apartments at 100sqm/ apartment. This is 3% of the 1,280 dwellings proposed, in line with the criteria set out in this framework.

This option results in the loss of the on-street public car parking. This car parking could be relocated to either the basement, or on-street parking on Alma Road and Talavera Road.



Indicative Master Plan (including key worker housing)





2 Strategic context

The background is an aerial photograph of a coastal region. A river flows from the top left towards the bottom right. To the left of the river is a residential area with many houses. To the right is a more developed area with large buildings, parking lots, and a road. The title '2 Strategic context' is written in large white letters across the middle of the image.

2.1 The role of Macquarie Park

2.1.1 Metropolitan context

Macquarie Park is an employment centre of increasing metropolitan significance, with the Plan for Growing Sydney identifying Macquarie Park as a specialised centre in the Global Economic Corridor.

The Centre has a strong focus on technology and innovation, driven by Ryde Council and supported by Macquarie University and the Macquarie Hospital. Major private tenants, including international brands in Macquarie Centre, are driving growth in the area.

As at July 2014, the business centre of North Ryde/Macquarie Park offered a total office stock level of 866,961sqm (Preston Rowe Paterson, 2014). The North Ryde/Macquarie Park business centre is currently Sydney’s second largest office market, behind only the Sydney CBD (Urbis, North Sydney Commercial Centre Study, 2015).

Whilst it is anticipated that the predominant uses within the Corridor will be Commercial/Business, the Plan for Growing Sydney identifies ‘potential for urban renewal in and around centres with improved public transport links in cross-city corridors between:

- Macquarie Park and Parramatta;
- Macquarie Park and Hurstville via Sydney Olympic Park;
- Parramatta and Hurstville via Bankstown; and
- Parramatta to Sydney CBD via Ryde...’ (pg. 72, Plan for Growing Sydney)

The Centre is within the North Subregion. Key priorities for the State in this region include:

- **Working with Council to retain a commercial core in Macquarie Park for long-term employment growth;**
- **Working with Council to concentrate capacity for additional mixed-use development around train stations, including retail, services and housing;**
- **Facilitating delivery of Herring Road Priority Precinct, Macquarie Park Priority Precinct, and North Ryde Station Priority Precinct;**
- **Investigating potential future opportunities for housing in areas within walking distance of train stations;**
- **Supporting education and health-related land uses and infrastructure around Macquarie University and Macquarie University Private Hospital.**
- **Supporting the land use requirements of the Medical Technology knowledge hub.**
- **Investigating opportunities to deliver a finer-grain road network in Macquarie Park.**
- **Investigating opportunities to improve bus interchange arrangements at train stations.**
- **Working with council to improve walking and cycling connections to North Ryde train station. (pg. 127, Plan for Growing Sydney)**

2.1.2 Local context

The planning, policy and strategy work of Ryde Council has fostered the Macquarie Park centre to its current situation as the second largest commercial office market in NSW. The Council has leveraged the competitive advantages of the centre, including its proximity to Macquarie University and position in the Global Economic Corridor.

In the past, planning controls in Macquarie Park have attracted business investment by allowing more affordable, campus style buildings with surrounding at-grade car parking. The Council has sought to position the centre as a technology and innovation hub through branding and support of these kinds of businesses.

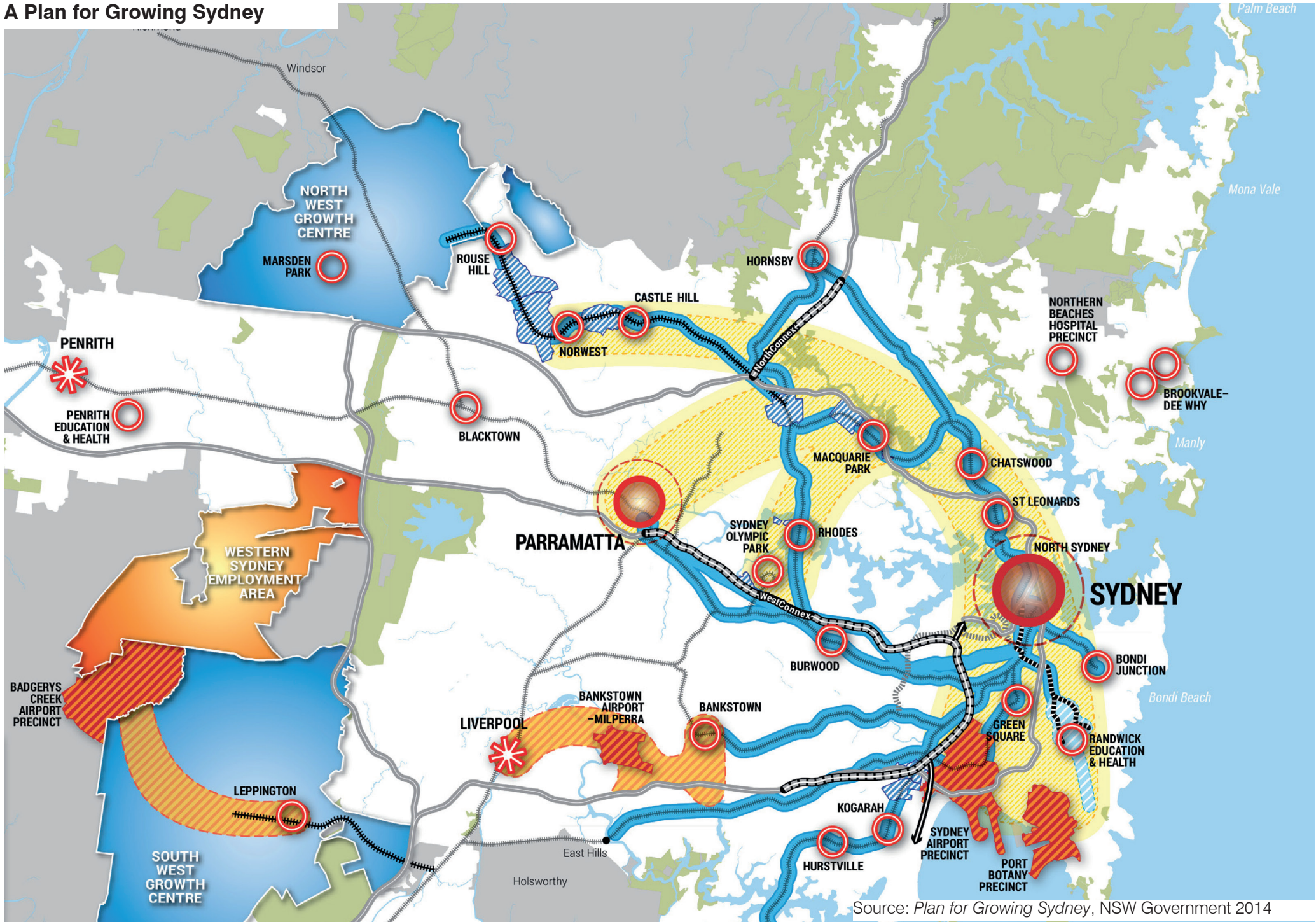
Currently, the Macquarie Park business centre provides approximately 40,000 jobs, forecast to double by 2031, and 32,500 student places, expected to increase to more than 50,000 students by 2031.

Ryde Council recognises that there are a number of challenges for the centre in the context of this expected growth. The provision of open space, traffic management, increased pedestrian permeability, and additional services and amenities are identified as key areas of focus in the Ryde 2025 Community Strategic Plan.

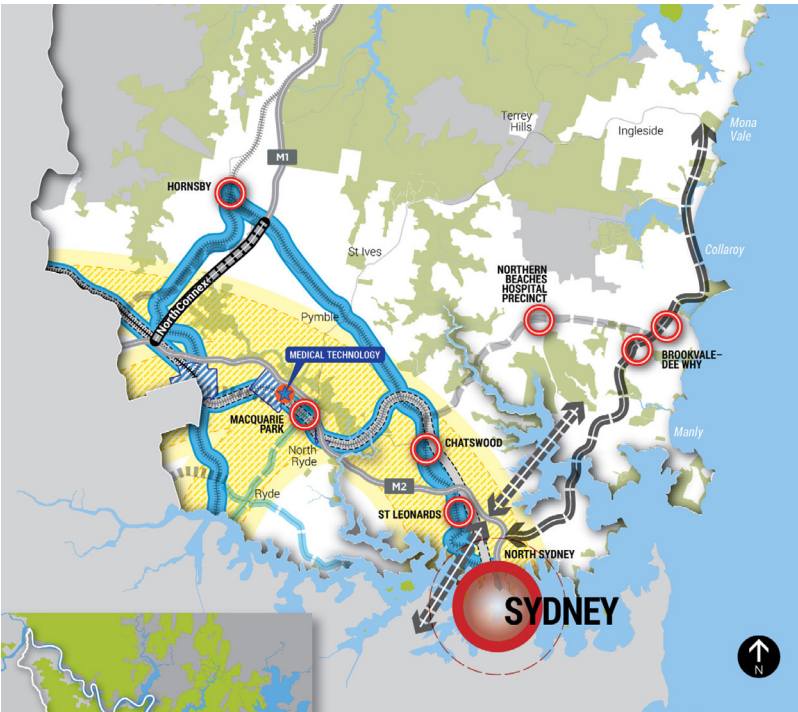
In 2013, Ryde Council sought to amend the Ryde LEP 2014 to amend the FSR and height controls applying to the Macquarie Park Corridor to encourage development that provides new roads and parks. This planning proposal has been exhibited but not yet gazetted.

	CBD		Sydney Rapid Transit
	Strategic Centre		Parramatta Light Rail Investigations
	Knowledge Hub		Transit Investigations
	Global Economic Corridor		Rail Network
	Priority Precinct		Rail Network Expansion
	Urban Renewal Corridor		Transport Investigation
	Urban Renewal Investigation		Road/Motorway Investigation
	Metropolitan Urban Area		Motorway
	Parks & Reserves		Motorway Expansion
	Waterway		

A Plan for Growing Sydney



Source: Plan for Growing Sydney, NSW Government 2014



2.2 The need for open space

2.2.1 The need for open space in Macquarie Park

The Ryde Integrated Open Space Plan (IOSP) 2012 indicated that two major new open space areas suitable for active and passive recreation, as well as several smaller reserves in good proximity to the centre, are required to support the planned commercial and residential growth in Macquarie Park.

Specifically, the IOSP identified the need for a variety of different sized open space areas including:

- at least one major reserve close to the core of the precinct generally no less than 1.5 Ha in size to support passive and informal active recreation;
- a suite of local parks distributed across the corridor of a nominal size no less than 0.3 Ha; and
- a series of small corner meeting places (as little as 20sqm)

Since this time, two Priority Precincts have been announced by the Department of Planning and Environment for land around Herring Road and North Ryde Station for mixed uses, allowing for more than 14,000 new dwellings in Macquarie Park. The Priority Precincts do not provide for any new active open space (only the minor augmentation of existing spaces and the creation of smaller spaces), and so the latent demand for open space becomes even more significant.

While the Ryde Local Environmental Plan 2014 (Amendment No. 1) and the new draft DCP for Macquarie Park identify one significant new open space for Macquarie Park (a park of 7000sqm), the Planning Proposal for Macquarie Park Corridor (City of Ryde, 2013) acknowledges a body of work that has established an open space deficiency that will be exacerbated by planned growth.

Under the current regime, the planning controls and strategies for Macquarie Park will result in a significant deficit in open space that will affect the long-term success of the Priority Precincts and the business park.

2.2.2 Why open space is important for business

Evidence continues to build across the world that the quality of the public domain in our parks and open spaces is central to our individual and collective health and well-being. Accessible, safe and appealing public open space directly affects our sense of the liveability of our working and home environment; it also influences our decisions on where we want to live and work.

Progressive trends in the planning and design of working environments over the last twenty years responding to employee demands is requiring a commensurate move in planning to match. These demands include more recent shifts in the times at which many in the working community are choosing to take exercise (increasingly early morning, lunchtimes and early evenings). In the case of nationally significant specialised centres such as Macquarie Park, this response becomes all the more critical, as explained below.

The dedication of high quality open spaces in Macquarie Park will help to ensure an attractive place for residents, workers and visitors to take part in healthy, sustainable and socially cohesive activities.

Clouston Associates identify the following open space requirements for high technology employment areas in their IOSP:

- Inspiring work environments attracting top personnel and encouraging high productivity;
- Raised corporate profile associated with benchmark design and an attractive business environment;
- Commitment to ESD principles and high Green Star ratings in the built form and landscape;
- Promotion of healthy lifestyles for staff through provision of recreation facilities and open space; and
- Opportunities to host/sponsor major events within the public domain.

Typically, high-end business environments in contexts such as Macquarie Park generate needs for public open space during weekdays and working hours that cater for leisure and recreation uses such as:

- Lunchtime team sports (e.g. touch football, basketball etc., often with inter-business competitions);
- Fitness training areas/facilities for personal training and fitness equipment/trails;
- Shaded circuits and routes suitable for jogging, walking and cycling (not on major roads);
- Play spaces (especially associated with or adjoining crèches);
- Informal open space with trees, shade and shelter for lunchtime, breaks and working sessions (picnic tables, shelters, BBQ, wireless connectivity etc); and
- Natural creeks and formal or natural water bodies Corporate event and promotion spaces (often catering for significant numbers).

The benefits to residential communities of a well-planned, accessible, safe and engaging public domain include environmental, cultural, social and economic values. In particular, the mental and physical health and well-being outcomes derived from the presence of a high quality public domain is being increasingly demonstrated by national and international research.

Examples of successful open space areas within Business Parks are provided in the following pages.

Jubilee Park, Canary Wharf, Tower Hamlets, London
Open space surrounded by one of the UK's main financial centres.

Open Space	The 2.4ha Jubilee Park is a public park which has been built above the Canary Wharf Tube Station, acting as a rooftop garden. The park facilitates mainly passive recreation.
Cafés	The park is constructed over a retail mall.
Mass Transit	The southern half of the park is constructed over the Jubilee Line Underground Station.



Vache Noire, Paris
Major mixed-use redevelopment.

Open Space	The 1.5ha public park is built over the Vache Noire shopping centre and was provided as part of a large urban regeneration program including retail, houses and offices. The vast main central space is flat and easily accessible from the neighbouring streets.
Cafés	The park is constructed over a 50,000sqm shopping centre.
Mass Transit	650m walking distance to a train station.



Channel Centre, Fort Point Channel District, Boston
Major mixed-use redevelopment.

Open Space	More than 1.2ha of new public spaces envisioned as an “Urban Living Room”. The open space vision set the character of public realm projects within the district – the first implementation includes streetscapes, a pocket park, Iron Street Park, and Channel Centre Park.
Cafés	There are a range of cafés and restaurants at the site.
Mass Transit	Less than 100m walking distance to a bus station. 800m walking distance to a train station.



Klyde Warren Park, Dallas

Serves as a central gathering space in the heart of the commercial precinct.

Creates an urban green space over the recessed Woodall Rodgers Freeway between Pearl and St. Paul Streets.

Open Space	2ha of open space. The Park includes a performance pavilion, restaurant, shaded walking paths, a dog Park, a children's Park, great lawn, water features, a reading room, an area for games etc.
Cafés	There are a number of cafés and restaurants surrounding the site.
Mass Transit	Less than 100m walking distance to a bus station.



Lakeshore East, Chicago

Central amenity of the 28-acre Lakeshore East development in Chicago's Inner Loop. The redevelopment includes residential units, commercial space, retail space and a school.

Open Space	The 2.4ha park is designed to act as a 'botanical centrepiece' for a large scale residential and commercial redevelopment. The park is designed for both active and passive activities, including ornamental gardens, water features, walking paths, children's play equipment, and a dog park.
Cafés	There are a large number of cafés and restaurants servicing the site, set out as a 'village market'.
Mass Transit	The park is less than 100m walking distance to a bus station and 400m walking distance to a train station.



RMIT University, City Campus, Melbourne

Major University campus.

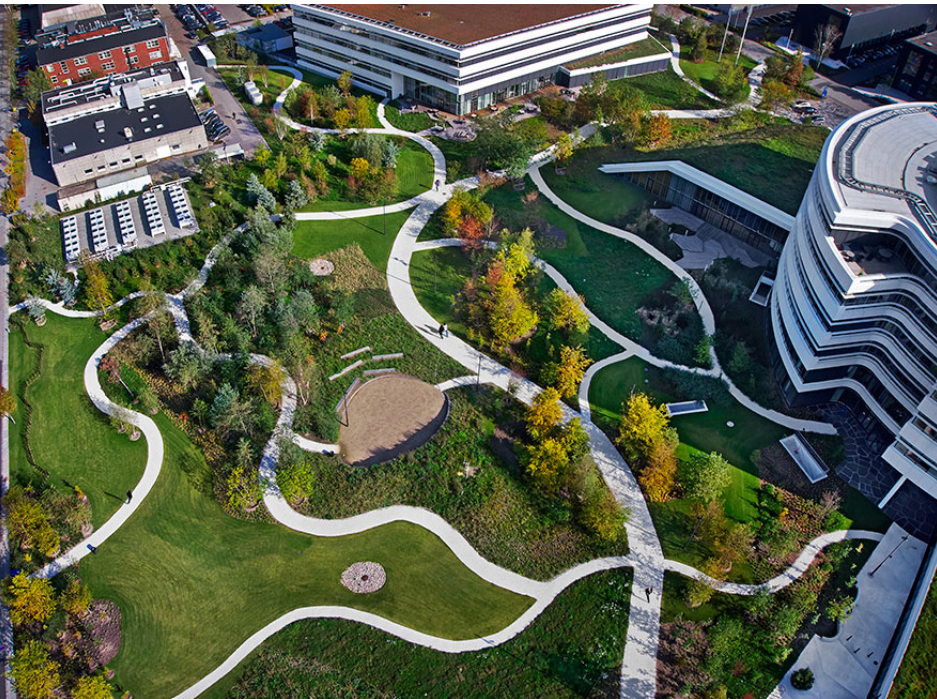
Open Space	Transformation of both its building stock and its open spaces. The transformation of the campus was overseen through the Urban Spaces Project which began in 1995.
Cafés	There are a number of cafés and restaurants surrounding the site.
Mass Transit	200m walking distance from a tram station. 350m walking distance from a train station.



Novo Nordisk Corporate Centre, Bagsværd, Denmark

Headquarters of a world-leading pharmacy company.

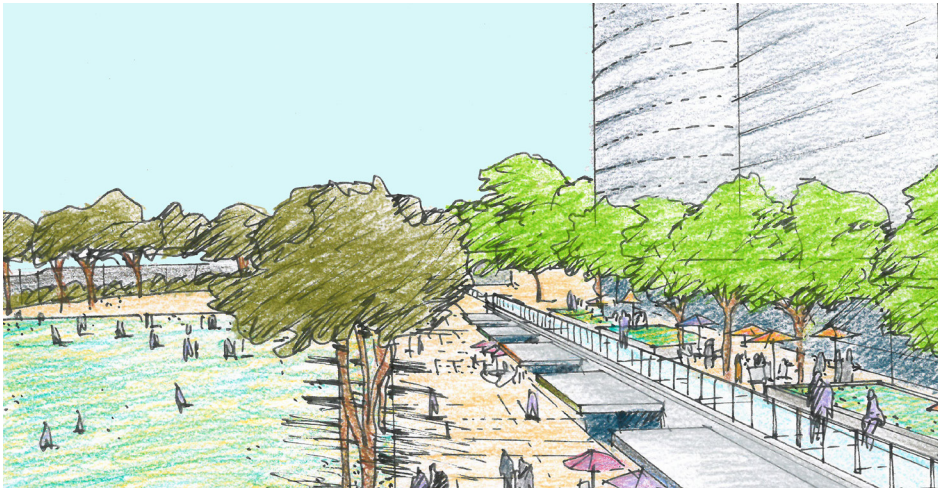
Open Space	The focus of the development has been on maximizing the park's value for Novo's employees. The 31,000sqm of green space has been viewed by its pharmaceutical owners as both demonstrating the company's commitment to innovation and inspiring creativity in its employees.
Cafés	There are a range of cafés and restaurants at the site.
Mass Transit	Less than 100m walking distance to a bus station. 800m walking distance to a train station.



MediaCityUK, Salford, UK

Mixed-use property development site on the banks of the Manchester Ship Canal. One of the first and largest urban regeneration projects in the United Kingdom. Globally significant digital media hub.

Open Space	The public space enhances the appeal and function of each building individually and holistically. Spaces are designed to fulfil a variety of uses and be a recreational destination.
Cafés	There are a number of cafés and restaurants at the site.
Mass Transit	Greater Manchester's light-rail system was extended to the site – less than 100m walking distance to a train station. Footpaths and cycleways link the development with Manchester city centre.



Artists impression of the proposal



Artists impression of the proposal

2.3 Ingredients of successful business parks

Anchor tenants

Key anchor tenants define the focus of the business park and attract complementary and ancillary business.

These tenants, and the direction they provide, are not static. Rather, they respond to changes in broader trends over time. In the case of Macquarie Park, Ryde Council has historically driven the focus of the park towards innovation and technology through restrictive zoning.

More recently, the centre has diversified, with Macquarie Shopping Centre hosting a concentration of major international brands and the Macquarie Park business park accommodating headquarters of major companies such as Optus and Johnson and Johnson.

Key businesses in the Macquarie Park centre currently include Macquarie Shopping Centre (AMP Capital), Macquarie University, Panasonic, Orix, Johnson and Johnson, Novartis Pharmaceuticals, Foxtel, Toshiba, CSIRO, Komatsu, AstraZeneca, Seiko and Optus.

Public investment

The provision of transport, educational, community and health infrastructure in business parks drives growth through improved connectivity, amenity and services.

Moreover, government investment demonstrates commitment to the success of the business park.

For Macquarie Park, this is evident in the State Government investment in railway stations servicing the precinct that link to Epping and the Central Sydney.

Central location with access to skilled workforce

A central location with good transport infrastructure and close proximity to housing centres will offer businesses access to a highly skilled, knowledgeable workforce and allow them to attract employees.

In addition, these locational benefits allow businesses to be easily accessible to their customers and suppliers.

24 hour activation

A successful mix of commercial, retail, residential and community uses that ensures activation of the area throughout the day and evening.

This diversity benefits the sustainability of the business park through residential, retail and commercial market cycles. Currently, investment and economic activity in many centres across Sydney is driven by the strength of the residential market and movements towards high density.

Good business and personal amenity

Corporations are placing increasing importance on employee well-being and satisfaction, being seen as strongly linked to the productivity and retention of staff. These shifting priorities have lead companies to place different kinds of demands on their immediate and broader work spaces, indulging improved social infrastructure such as parks.

In addition, premier business parks are seeking a range of facilities to support their customer relationships, such as coffee shops and restaurants in close proximity (walking distance) to their offices.