

# Macquarie Park Innovation Precinct Stage 1 Rezoning Webinar



Public Exhibition: 9<sup>th</sup> November – 10<sup>th</sup> December 2023  
[www.planning.nsw.gov.au/Macquarie-Park](http://www.planning.nsw.gov.au/Macquarie-Park)



# Acknowledgement of Country

We acknowledge the Traditional Custodians of the lands where we work and live. We celebrate the diversity of Aboriginal peoples and their ongoing cultures and connections to the lands and waters of NSW.

We pay our respects to Elders past, present and emerging and acknowledge the Aboriginal and Torres Strait Islander people that contributed to the development of the exhibition package.



*Nikita Ridgeway*

# Meet the Team

## Department of Planning and Environment

- Planning Team
- Transport Advisory Team
- Strategic Business Case Team

## Transport for NSW (TfNSW)

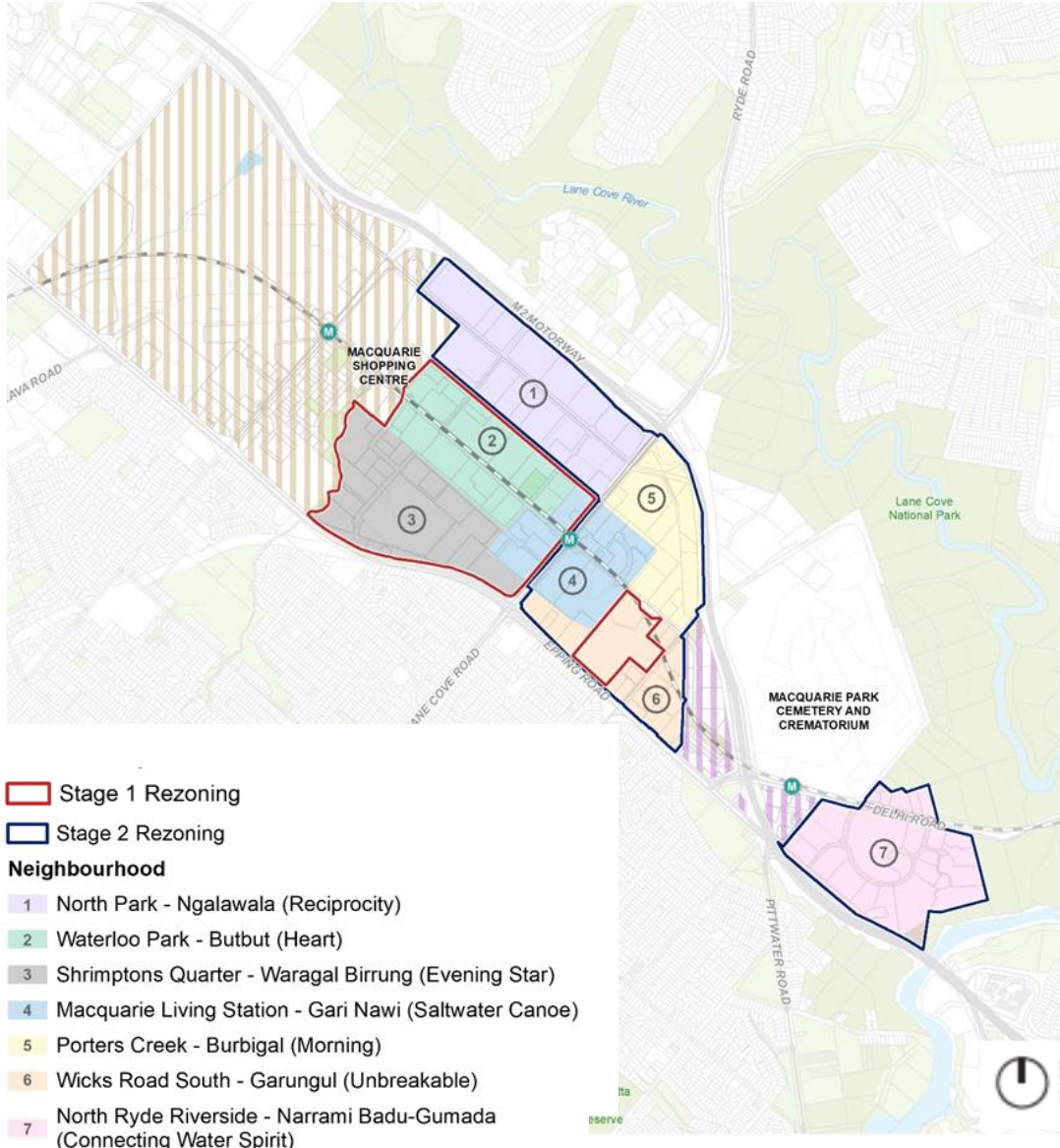
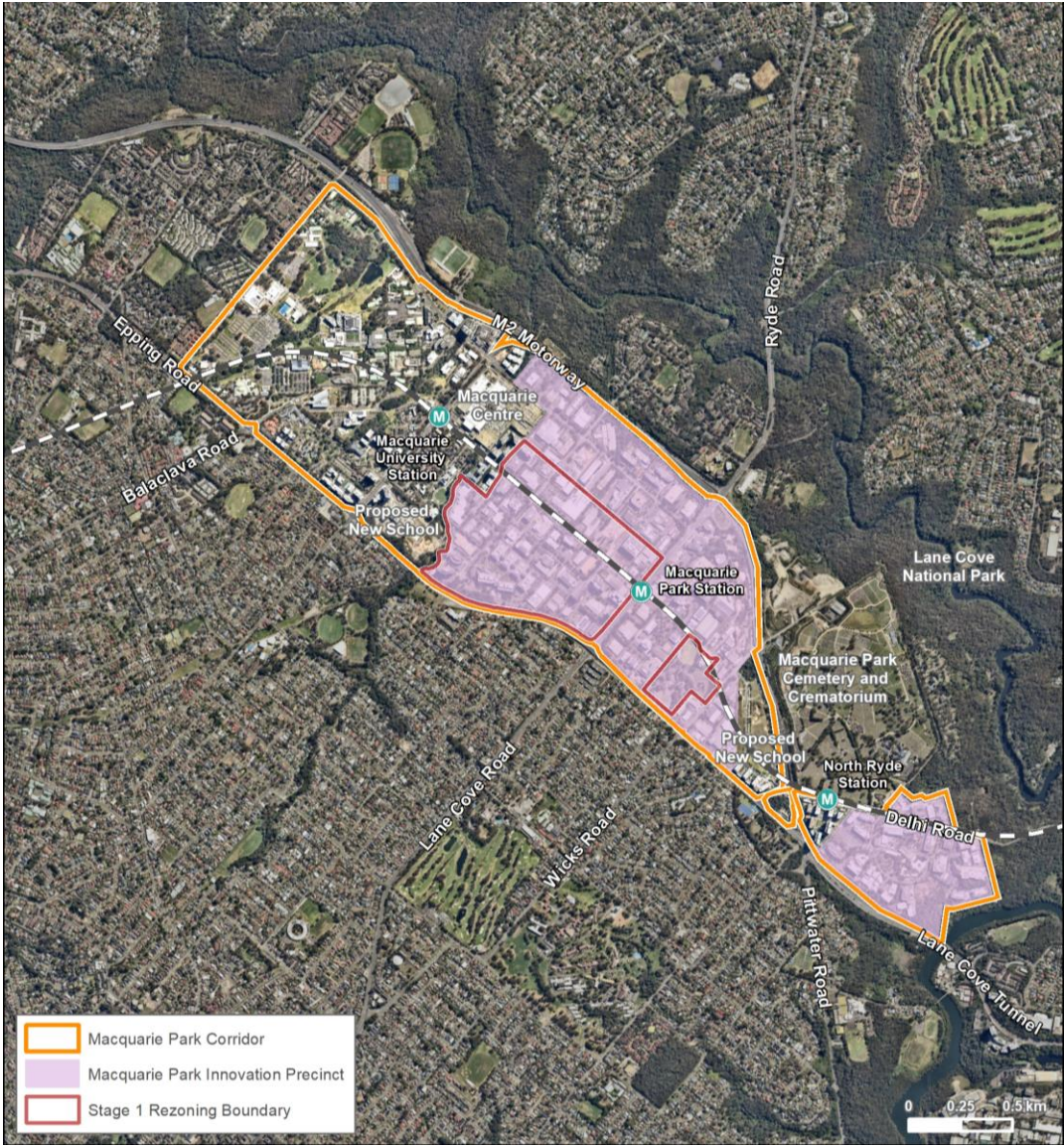
- Transport Planning Central City Team

## Lead Consultants

- Urban Design – AJC Architects/Tract Consultants
- Economics and Affordable Housing – Atlas Economics
- Infrastructure – GLN



# Stage One Context



# Stage 1 Rezoning – Key Deliverables

- 3060 new homes, including 5-10% affordable housing
- 23,000 additional jobs and/or 5,040 build-to-rent homes
- 8 hectares of open space
- After-work entertainment, dining, networking and recreation
- New multi-purpose indoor community facility
- Improved pedestrian and cycle pathways
- Renewal of Waterloo Road

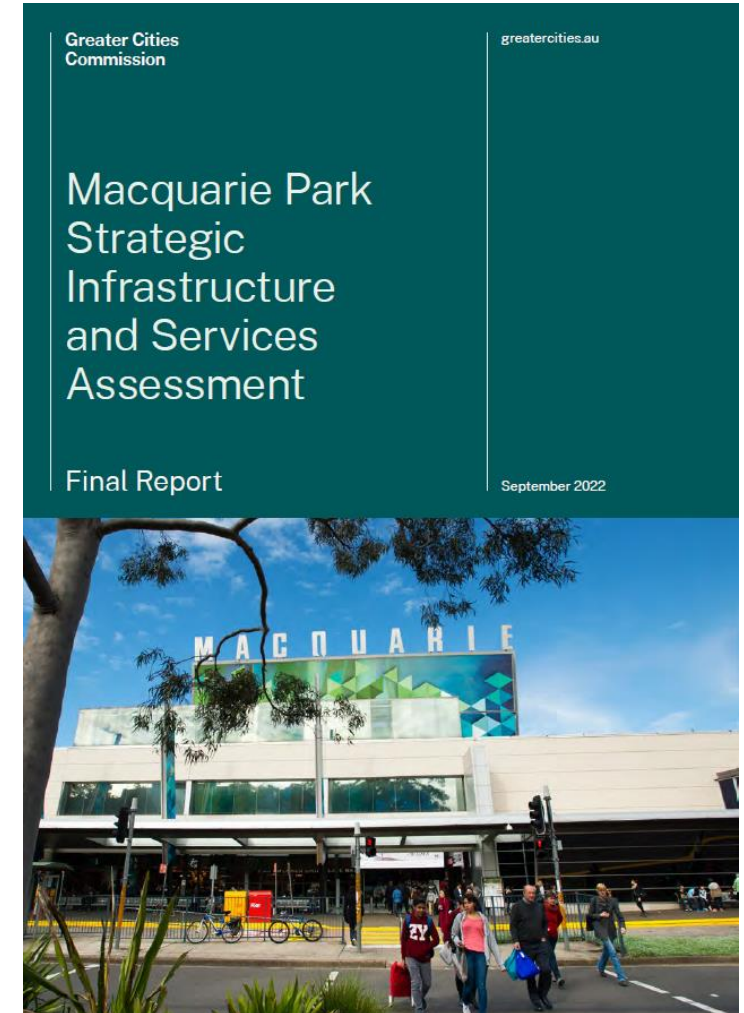


# Is infrastructure supporting growth?

## Strategic Infrastructure Services Assessment (SISA)

The SISA identified critical infrastructure required to facilitate future growth in Macquarie Park, some of which include:

- 2 new schools – Mid Town Primary School and Lachlans Line Primary and High School providing for approximately 4000 students
- Ryde Hospital Redevelopment – 2<sup>nd</sup> SSA currently on exhibition
- Road improvements – Lane Cove Rd and Waterloo Rd intersection, Herring Road improvements
- Macquarie Park Precinct and Bus Interchange Upgrade.
- New recycled water treatment plant and network
- New open and district open space and enhanced tree canopy – 10 ha for green and blue infrastructure.

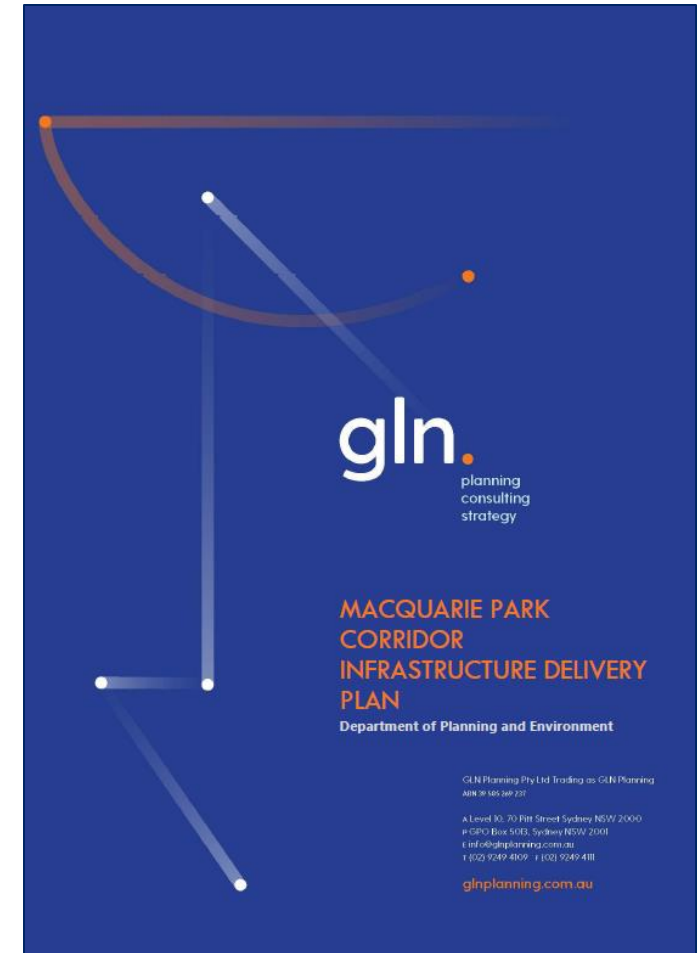


# How will infrastructure be delivered and funded?

An Infrastructure Delivery Plan has been prepared and sets out how infrastructure will be funded and delivery mechanisms.

Infrastructure required to support Stage 1 rezoning initially identified in the SISA is now being progressed for delivery through the following funding mechanisms:

1. Housing and Productivity Contribution (HPC)
2. City of Ryde Council Draft Fixed Levy (Section 7.12) Development Contributions
3. Planning and Urban Renewal Processes (i.e. incentive planning mechanisms, key sites)



# Transport for NSW

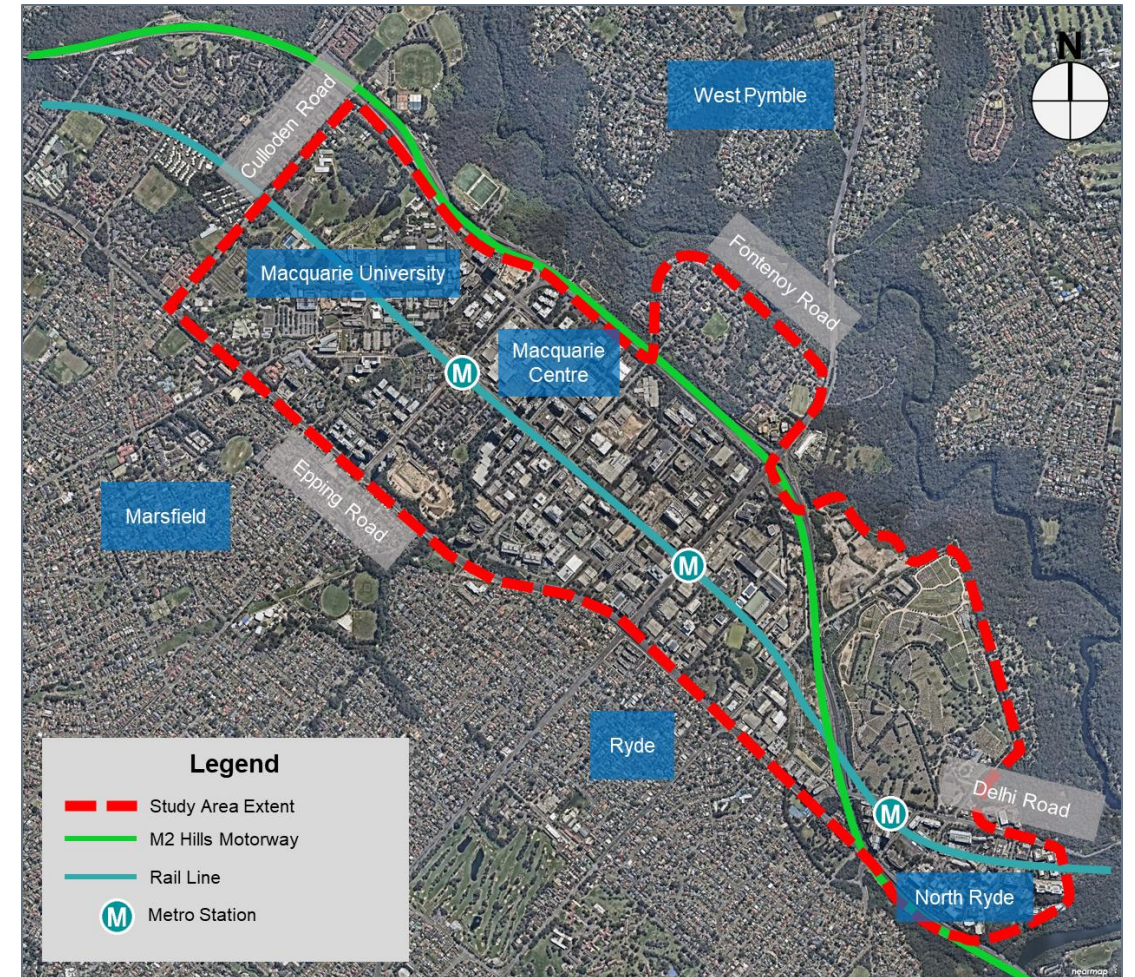
## Macquarie Park Detailed Precinct Transport Plan



# Macquarie Park Detailed Precinct Transport Plan

## Project purpose

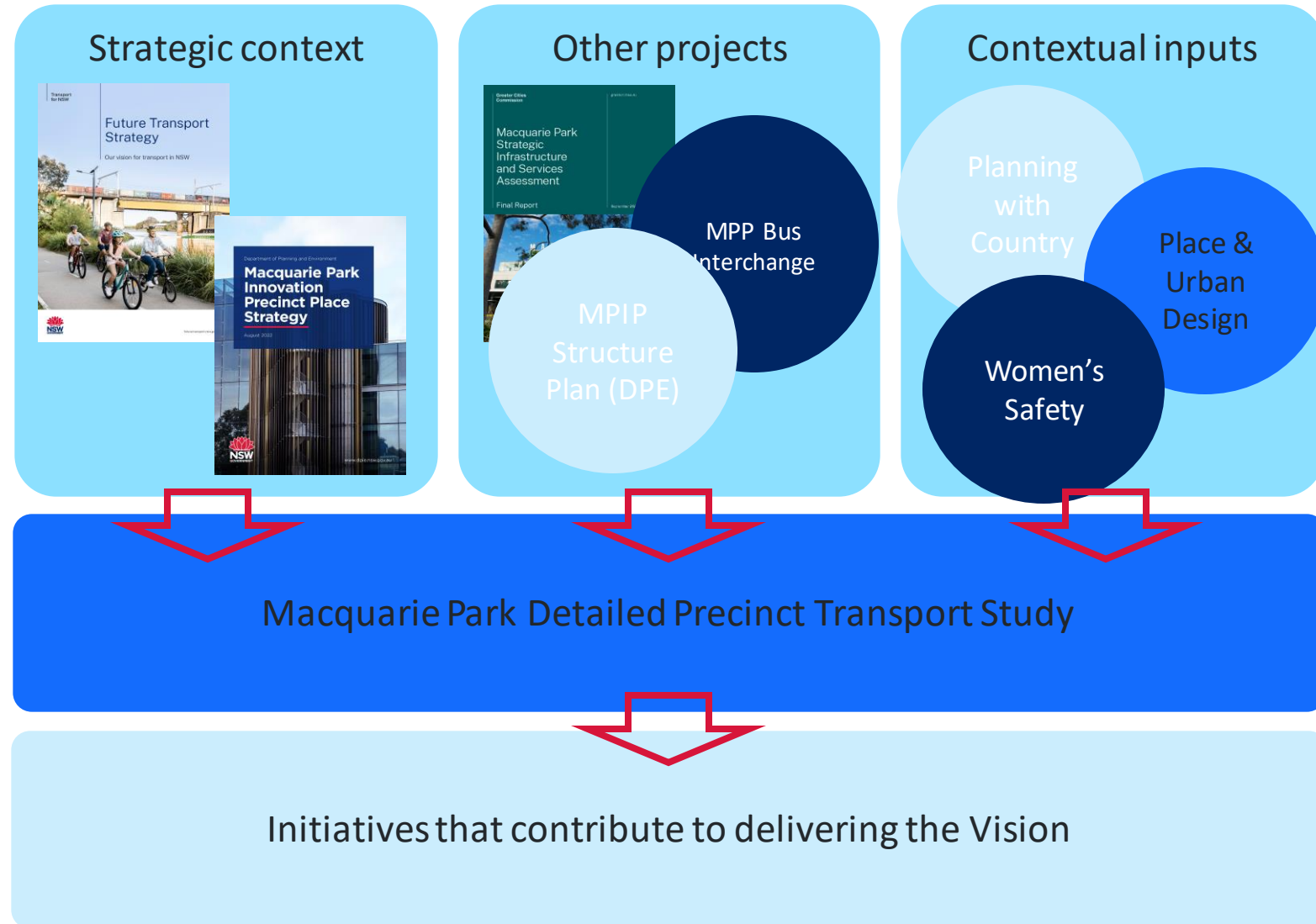
- To **support** the staged rezoning of the Macquarie Park Innovation Precinct.
- To **validate** and test transport projects proposed in previous planning against the precinct Place & Transport Vision
- **Identify** new or changed transport projects to help achieve the transport vision and place outcomes



# Macquarie Park Detailed Precinct Transport Plan

## Strategic context

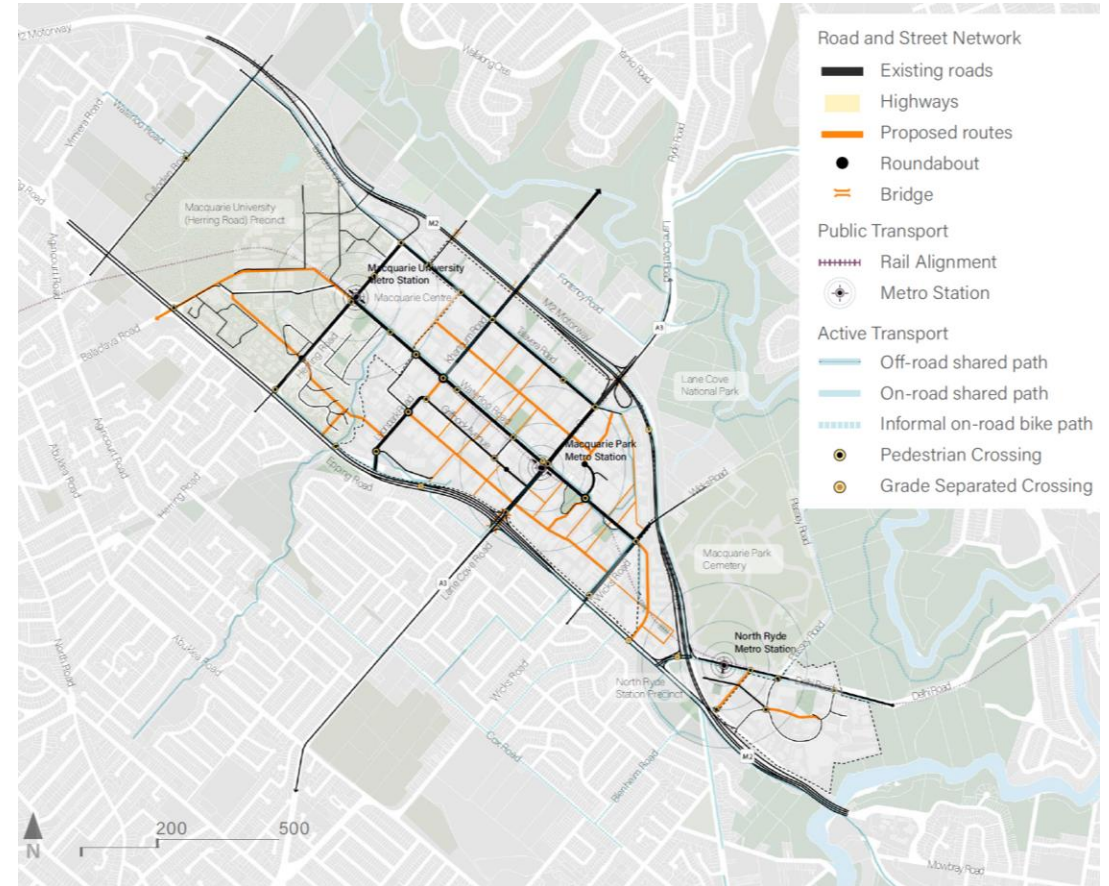
- Aligns with NSW Government priorities:
  - deliver housing
  - deliver housing density around rail / metro stations
- Aligns with TfNSW, NSW & Local Govt strategies & plans
- Identifies transport services, infrastructure & policy measures needed to support growth
- Part of ongoing planning for the Macquarie Park precinct



# Macquarie Park Detailed Precinct Transport Plan

## Study findings

- The recommendations of the Macquarie Park Strategic Infrastructure and Services Assessment (**SISA**) can **accommodate expected future travel demand**
- The **fine-grain street network** plays an important role in easing demand on the strategic road network
- Bus priority lanes can be delivered on Waterloo Road through **reallocation of traffic lanes**
- Improving **placemaking and precinct amenity** will support better safety & security, & increase walking & cycling amenity
- The Study made additional recommendations based on findings of the **Connecting with Country Framework and Women's Safety Audit and Assessment**.



# AJC Architects

## Urban Design

# Urban Design Team



Department of Planning; Transport for NSW

## Consultant Team

- Urban Design & Project Lead: **AJC Architects**
- Landscape Lead & Urban Design Collaboration: **Tract Consultants**
- Demography & Social Infrastructure: **Aurecon**
- Designing with Country: **WSP**
- Ecology: **Eco Logical**
- Flooding & Stormwater: **TTW**
- Public Art & Culture: **City People**
- Sustainability: **Atelier Ten**
- Utilities: **Arcadis**
- Visualisation: **Virtual Ideas**

## Parallel Consultant Workstreams

- Economics & Feasibility: **Atlas Economics**
- Infrastructure Contributions Plan: **GLN**
- Integrated Transport Strategy: **WSP**

# Macquarie Park Today

- 1,000,000 m<sup>2</sup> Existing Commercial Floor Space, supporting 73,000 jobs.
- Macquarie University, member of the Group of Eight, with 44,000 local students.
- Area with the highest rate of IP registrations in NSW.
- Macquarie Centre, super regional retail centre within the suburb.
- Connected to Greater Sydney via rapid Metro, many bus routes, Epping Rd and the M2 Motorway.



# Macquarie Park Today

- Discontinuous street network, limited street activation, creating an overall poor quality walking and cycling experience.
- Remains a suburb dominated by surface car parking and parking structures.
- Numerous low-scale buildings interspersed around more recent construction.



# Macquarie Park Tomorrow

- Improve the **street** network.
- Introduce new public open spaces.
- Introduce a mixture of **building** types.
- Inform the future master plans of the remaining 4 neighbourhoods of the Macquarie Park Innovation Precinct Place Strategy.





# Macquarie Park Tomorrow



**Stage 1 Neighbourhoods:  
Butbut, Gari Nawi & Waragal Birrung**

# Macquarie Park Tomorrow



**Streets**



**Open Spaces**



**Buildings**

# Streets: Movement and Transport Network

- Changes to street network include new streets and private road dedications that will encourage public and active transport use.
- Improved pedestrian connections include new crossings, signalised intersections and removed slip lanes.
- New dedicated cycle lanes provided on Waterloo Road, Khartoum Road, Lyon Road, Optus Drive and Drake Avenue
- New pedestrian and cycling bridge over Lane Cove Road.



# Streets: Waterloo Road Corridor

- Transformation of Waterloo Road into a tree-lined active/public transport focused street.
- Green spine through the centre of the precinct, with publicly accessible landscaped forecourts to buildings.
- Connects recreational opportunities and publicly accessible open space.
- Introduction of dedicated two-way cycle path on southern side, complementing improved shared path on the northern side.
- Dedicated bus lanes through road space re-allocation of general traffic lanes.



# Open Spaces

- Open Spaces first located based by the 'Woven Ways' concept established by the Place Strategy.
- Woven ways: Connections to Country through visual and spatial elements that reveal the Precinct's creeks – both hidden and open air.
- Additional Open Spaces are then located on the Pathways between these spaces.



# Open Spaces: Gari Nawi

- Four Station Plazas, signposting entry into Precinct.
- Industrial Creek Woven Way South creates a new mixed-use activity hub.
- Expansion of Thomas Holt Drive Park.



# Open Spaces: Butbut

- Transformation of Waterloo Road into a tree-lined active/public transport focused street.
- Delivery of Catherine Hamlin Park (underway by Ryde Council)
- New Waterloo Road Park
- Industrial Creek Woven Way



# Open Spaces: Waragal Birrung

- Towers face onto new >2 ha park offering spaces both active and passive recreational activities, linked to existing Wilga Park, with future water recycling located under sports courts.
- Further new 5,805 m<sup>2</sup> park proposed on Drake Ave.





# Open Spaces: Stage 1 Rezoning

- 8 hectares of the public open space established is within the Stage 1 Rezoning area.
- The Design Guide provides protections of solar access to key open spaces.
- Complemented by the introduction of tree canopy requirements to reach a precinct target of 40%.



# Buildings

- Position height and density around the area with the highest amenity.
- Accentuate gateways into the Innovation Precinct.
- Protect the amenity of key open spaces.



# Buildings: Gari Nawi

- Tallest commercial towers in Precinct above Metro, at 45 storeys (150 m)
- Also introduces residential development, with highest residential towers in Gari Nawi being 39 storeys (110 m).



# Buildings: Butbut

- Towers of 110m and 130m alongside new open spaces.
- 5,300sqm multi-purpose indoor facility, sized to support 4x indoor courts.
- Multi-modal support for conference functions & events for Macquarie Park businesses.



# Buildings: Waragal Birrung

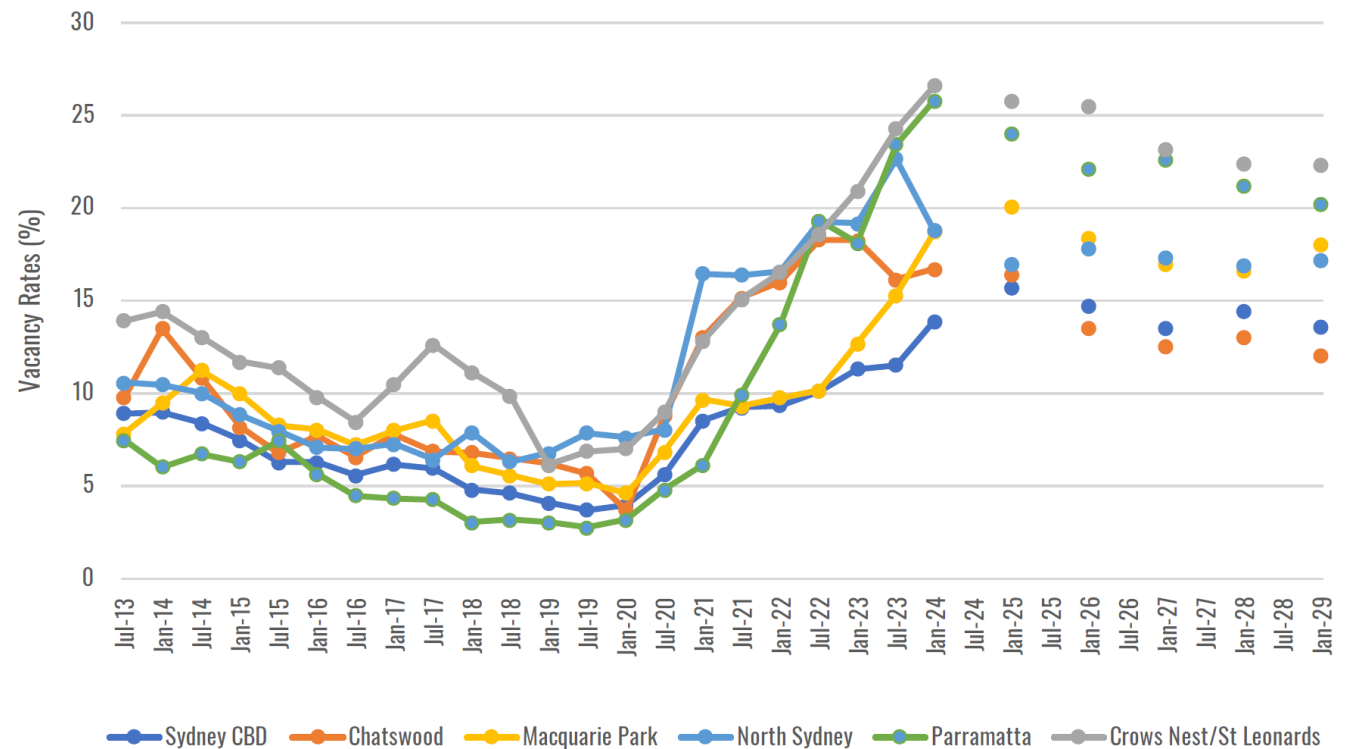
- The highest residential towers in the Precinct, adjacent to Shrimptons Park – 58 storeys (190 m)



# Buildings: Commercial

- The Stage 1 Rezoning retains approximately 1,200,000 m<sup>2</sup> of floor space capacity in the E2 Commercial Centre zone, which could support an additional 23,000 jobs in the first 3 neighbourhoods alone.
- Place Strategy targeted 20,000 new jobs across the 7 neighbourhoods of the Innovation Precinct.
- Post-Covid, reduced demand for commercial floor space is expected in the short to medium term.

Figure 4-4: Vacancy Rates (Historical and Forecast), Sydney Metropolitan Office Markets



Source: Atlas Economics

# Buildings: Housing

- Build-to-Sell
  - 275,000 m<sup>2</sup> residential floor space, representing 3,050 homes
- Build-to-Rent (BTR)
  - 1,200,000 m<sup>2</sup> of commercial floor space can be used flexibly for a balance of 5,000 BTR homes and/or up to 23,000 additional jobs
  - The Department will review rates of BTR in the Precinct and consider the required levels of commercial floor space as part of the Stage 2 rezoning
- Affordable Housing
  - 5-10% affordable where land is being rezoned for residential purposes
  - Gradual 1-3% precinct-wide affordable housing contribution rate for residential not resulting from the rezoning

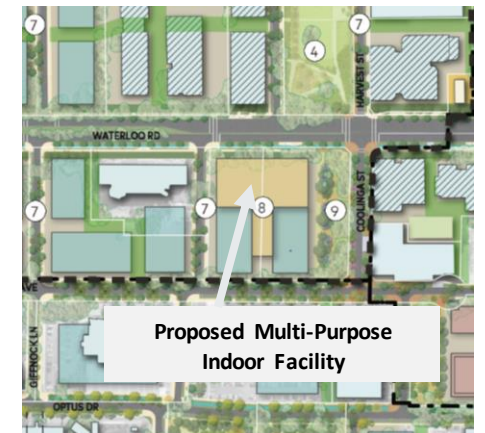
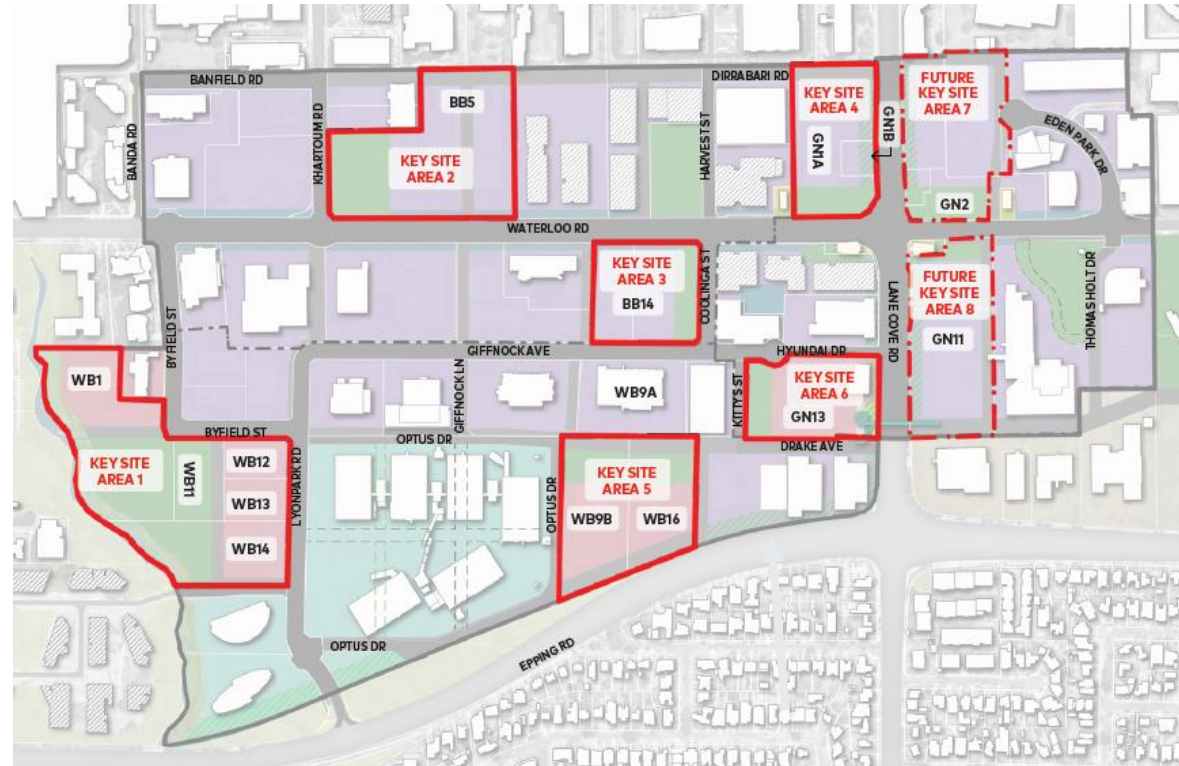


# Planning Framework: Key Sites for Infrastructure Delivery

Key sites are nominated to deliver the open space and community facilities proposed in the master plan, via increased building heights and allowable densities.

These sites will together deliver:

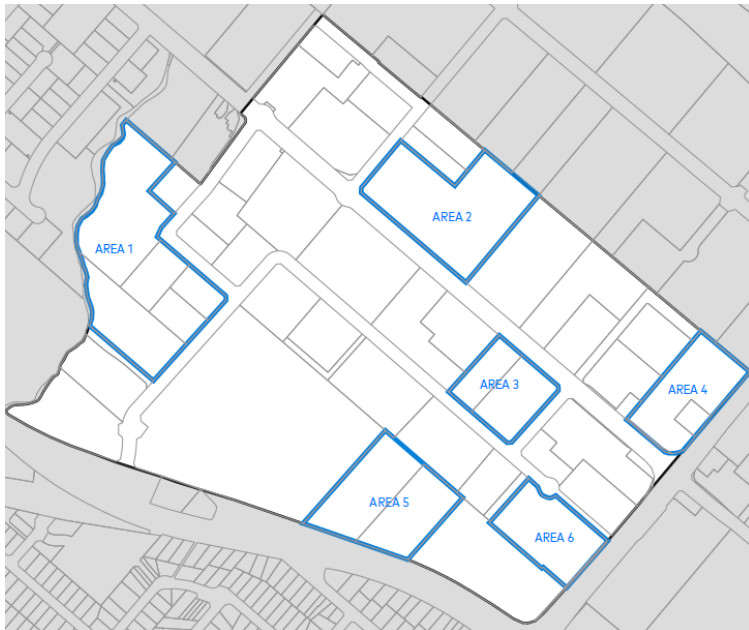
- 8ha of Open Space (including 144 Wicks Road).
- 5,300 m<sup>2</sup> Multi-Purpose Indoor Facility.
- Water Recycling Facility.
- Cycling Bridge over Lane Cove Road.





# Planning Framework: Key Planning Changes Proposed

- Introduction of new land uses.
- Restriction on development of further Data Centres within the Commercial Centre.
- Protection of street corridors through limitations on building height.
- Definition of Key Sites, with increased building heights and density allowances.



# Macquarie Park Stage 1 Neighbourhoods

## Master Plan Summary

- Expand the street network to create direct, walkable connections.
- Facilitate new open spaces to address a district-wide deficit.
- Introduce a mixture of building types into the single-use core of the Innovation Precinct.
- Define the first three (of seven) neighbourhoods in the Innovation Precinct, informing future master planning of the remaining areas covered by the Place Strategy.



# What are we exhibiting?

The following key documents have been prepared to support the Stage 1 Rezoning:



## Key documents:

- Explanation of Intended Effect
- Urban Design Framework
- Design Guide

## Technical studies:

- Public Domain Master Plan
- Sustainability Framework and Climate Adaptation
- Connecting with Country Framework
- Public Art and Culture Study
- Detailed Precinct Transport Study
- Infrastructure Delivery Plan
- Local Contributions Plan (Council Plan)
- Affordable Housing Contributions Scheme

# Where do I find out more and how do I make a submission?

## Find out more here:

- [www.planning.nsw.gov.au/Macquarie-Park](http://www.planning.nsw.gov.au/Macquarie-Park)
- Frequently Asked Questions
- Webpage (summary of proposal, precinct map, flythrough)
  - Webinars
    1. Wednesday 22<sup>nd</sup> November (5:30pm – 6:30pm)
    2. Friday 24<sup>th</sup> November (1pm – 2pm)
  - Drop-in sessions – MGSM Ltd Hotel & Executive Conference Centre
    1. Saturday 25<sup>th</sup> November (10am – 1pm)
    2. Monday 27<sup>th</sup> November (4:30pm – 6:30pm)
- Planning Portal (technical documents)

## Make a submission here:

- Formal Submission
- Engagement Page



View our plans, register for one of our  
information sessions and make a  
submission via this QR code

# Next Steps and Timing

WE ARE HERE

November – December 2023  
**Exhibition**

Public exhibition from  
9 Nov – 10 Dec 2023.

During exhibition there are:

- x 2 webinars
- x 2 drop-in sessions
- Engagement page

December 2023 –  
February 2024  
**Review submissions**

The feedback from the  
exhibition will be reviewed  
and key issues raised will be  
identified.

February – March 2024  
**Response to  
Submissions**

Feedback from the exhibition  
will inform the final rezoning  
package and new planning  
controls for the  
neighbourhoods.

March – June 2024  
**Finalisation**

Finalisation of the rezoning  
package including adjustment to  
planning controls.

# Questions & Discussion



Existing



Proposed



Image: Multi-purpose indoor facility



Image: Metro Plaza







Image: Shrimptons Creek Parklands