Macro Town Planning Submission

Macquarie Park Investigation Area

Multiple Goodman Land Holdings

Prepared by Willowtree Planning Pty Ltd on behalf of Goodman Property Services Australia Pty Ltd

March 2017
MACRO TOWN PLANNING SUBMISSION
Town Planning Submission to the Macquarie Park Investigation Area
Multiple Goodman Landholdings

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EXECUTIVE SUMMARY

This Macro Town Planning Submission has been prepared by Willowtree Planning Pty Ltd on behalf of Goodman Property Services Australia Pty Ltd, in relation to the Macquarie Park Investigation Area. This submission specifically relates to twenty (20) Goodman landholdings within the Ryde Local Government Area (LGA), all of which are located within the Macquarie Park Investigation Area defined by the Department of Planning and Environment (DPE). Those sites to which this submission relates are shown in Figures 1 and 2.

This submission promotes the strategic shaping of Macquarie Park, proposed to be achieved through amendment to the Ryde Local Environmental Plan 2014 (RLEP2014) to facilitate the rezoning of individual subject sites and the wider precinct for mixed use development in accordance with the established vision to revitalise Macquarie Park. The proposed land uses and potential future built form typologies for the site are considered throughout this submission and in the Urban Design Concept Report, and have been informed by detailed context analysis encompassing environmental, economic and social dynamics. Overall, the proposed rezonings are considered to reflect the objectives and key directions of relevant strategic policies and facilitate the sustainable development of land in accordance with the evolving nature of the economy and needs of the population. Ultimately this submission envisages the transformation of Macquarie Park into an ‘Innovation Circuit’ defined by distinct yet integrated innovation clusters including ‘Town & Gown’, ‘Retail Revolution’, ‘Metro-Vation’ and ‘Local Fringe’.

The rezoning of the sites proposed in conjunction with the Macquarie Park Investigation Area responds to the Department of Planning and Environment, Transport for NSW and City of Ryde Council’s vision for the sustainable, strategic, and vibrant future of Macquarie Park. The following outlines recommendations and justifications in order to realise the optimal development outcome for the subject sites and wider Macquarie Park Investigation Area.

- This submission seeks to attain the rezoning of the subject sites in conjunction with planning for the Macquarie Park Investigation Area. Specifically it is considered integral that environmental planning instruments allow the future development of the sites for appropriate land uses and densities conducive to innovation. The rezoning of the Macquarie Park Investigation Area is considered to enable the efficient, viable and sustainable use and development of the land in accordance with the evolving characteristics of the economy and changing needs of the population.

- The proposed zoning permits a wide range of land uses including offices, innovative employment spaces, research facilities, adaptive events and exhibition spaces, educational institutes, traditional and ‘pop-up’ retail premises, cafes and restaurants, open space, student accommodation, hotel and motel accommodation, residential accommodation and affordable housing, and therefore would enable a range of development commensurate with the envisaged creation of a mixed use precinct that is drive by innovation and focused around key transport infrastructure including Macquarie Park train station.

- It is estimated that the proposed Macquarie Park Network Innovation Circuit conceptualised within the Urban Design Concept Report, would facilitate the delivery of 387,000m² commercial floor space (13% of 2065 forecast commercial stock in Macquarie Park based on the 2015 Macquarie Park Strategic Employment Review), 15,000+ jobs, 23,358 new homes (including 1,169 affordable housing homes) and 105,000m² community spaces.

- As above-mentioned, the creation of mixed use precincts and the provision of new employment spaces and housing in direct proximity of established public transport infrastructure reflect Ryde City Council’s vision for a revitalised Macquarie Park.
• Given the sites’ strategic locations in very close proximity of Macquarie Park, North Ryde and Macquarie University train stations as well as other established and planned future transport infrastructure, they are ideally located in accordance with the principles of transit-oriented development. Therefore the sites provide valuable opportunity to create a sustainable, transit-oriented community providing a high standard of living and working for future residents and workers.

• The provision of mixed use development incorporating an inventive and adaptive range of uses within innovative building typologies would ensure the retention of suitable employment generating land uses and therefore would connote positive economic impacts through the creation of new job opportunities, the provision of business and office premises for a range of users including start-ups and the provision of services to support other land uses.

• By allowing residential development as a component of mixed use development, the vibrancy and sustainability of Macquarie Park will be augmented. The provision of housing close to where people live will support the day-time and night-time economies and provide opportunities for the establishment of new types of businesses.

• New housing within Macquarie Park would support the need for additional housing supply in Sydney in accessible locations close to places of employment and established infrastructure.

• Overall, the proposed rezonings and amended height and FSR standards reflect a strategic approach to land use planning that considers the opportunities posed by individual sites in positively contributing to a wider revitalisation project. The approach adopted envisages the creation of strategically located and connected innovation clusters fostering the co-location of complementary uses forming key ingredients in the creation of the future’s cities. It is through such a strategic planning approach that the proposed land use and density schemes for each site have been devised.

• The proposed land uses and densities reflect state, regional and local strategic planning policies.

• The proposed rezonings and densities are consistent with the targets and priority actions of NSW2021 as it relates to employment growth and housing affordability and availability.

• The proposed rezonings and densities are consistent with the Strategic Directions provided in A Plan for Growing Sydney and are therefore highly commensurate with the desired future development of the Sydney metropolitan area, the North Subregion and Macquarie Park corridor.

• Completely commensurate with the draft North District Plan, the proposed broadening and densification of a wide range of uses in Macquarie Park will increase the supply and diversity of available floor space for employment-generating activities related to a variety of sectors and correspondingly promote jobs growth including in health, education, knowledge, high-tech and professional services. A strengthened commercial core and additional residential accommodation to aid affordability and choice will be supported by improved urban amenity, a more permeable and walkable streetscape, high quality and useable public spaces, exceptional urban design, a transit-oriented land use and development model, and an urban ecosystem of innovation, ultimately creating a liveable, loveable and sustainable place to live, work and visit.
The proposed rezoning is considered to align with the relevant s117 Ministerial Direction including as they relate to business zones, residential zones and the integration of land use and transport.

The proposed rezoning is considered to exhibit positive economic and social impacts associated with permitting a wider range of land uses on the sites providing greater potential for development that supports higher employment densities and thereby contributing to the attainment of employment objectives and targets as provided by local and state strategic plans. Similarly the rezonings are considered to aptly respond to the evolution of the economy.

The analysis and review undertaken in support of this submission and here-summarised, demonstrate that the inclusion of higher density mixed use development within the Macquarie Park Investigation Area may be supported by relevant Strategic Plans as well as the current and projected environmental, economic and social contexts. Therefore it is requested that the Department of Planning and Environment pursues the recommendations advised in this submission in order to facilitate a viable and sustainable future.

The Submission is structured in accordance with the following:

- Part A  Land to Which the Submission Relates
- Part B  Objectives and Intended Outcomes
- Part C  Justification
- Part D  Contributions
- Part E  Recommendations and Conclusion
- Urban Design Report
PART A    LAND TO WHICH THE SUBMISSION RELATES

1.1  SITE DESCRIPTION

The sites that are the specific subjects of this Submission are identified as follows:

- 112 Talavera Road, Macquarie Park (Lot 42, DP1153360) – Macquarie View Corporate Park;
- 82-84 Waterloo Road, Macquarie Park (Lot 9, DP1046092) – Everglade Campus;
- 101-107 Waterloo Road, Macquarie Park (Lot 4, DP1046092) – Macquarie Corporate Park;
- 85-99 Waterloo Road and 8 Khartoum Road, Macquarie Park (Lots 2 & 3, DP1046092, Lot 1, DP582794) – Macquarie Corporate Park;
- 5 Talavera Rd, Macquarie Park (Lot 11, DP1194057) – The Park;
- 35-41 Waterloo Rd, Macquarie Park (Lot 8, DP1043041) – Waterbloom Business Park;
- 8 Giffnock Avenue, Macquarie Park (Lot 2, DP563884);
- 85 Epping Road & 376 Lane Cove Rd (Lot 40, DP1111722) – Pinnacle Office Park;
- 61-65 Epping Rd, Macquarie Park (Lot 11, DP809880) – City View Business Park;
- 1 Epping Rd, North Ryde (Lot 14, DP876736) – Microsoft Campus;
- 3 Richardson Place, North Ryde (Lot 12, DP876736) – Binary Centre;
- 105 Delhi Road, North Ryde (Lot 12, DP1184516) – Precinct Corporate Centre;
- 6-10 Talavera Road, Macquarie Park (Lot 4, DP1031467) – Talavera Business Park;
- 4 Talavera Road, Macquarie Park (Lot 11, DP733881) – Talavera Business Park;
- 93-99 Waterloo Road, Macquarie Park (Lot 3, DP1046092) – Macquarie Corporate Park;
- 13-15 Lyonpark Road, Macquarie Park (Lot 53, DP570006) – Link Business Park;
- 22 Giffnock Avenue, Macquarie Park (Lot 121, DP1176147);
- 8 Khartoum Road, Macquarie Park (Lot 1, DP582794) – Macquarie Corporate Park;
- 26 Talavera Road, Macquarie Park (Lot 101, DP1067436) – Talavera Corporate Centre;
- 12-24 Talavera Road, Macquarie Park (Lot 102, DP1067436) – Talavera Corporate Centre.

These sites have been developed, and are currently utilised, as business parks, corporate centres and office parks. Existing development across these sites typically comprises office premises, business premises and warehouses within multi-storey buildings with ancillary offices, on-site car parking and loading facilities. The sites have been generally cleared of vegetation to facilitate the current operations, with new landscaping however provided adjacent to the street frontages in the form of boundary planting and also in proximity of car parking areas.

All sites are accessible from the surrounding public road network with access points suitably located to effectively integrate with relevant intersections and surrounding streets.

The subject sites can be seen in Figure 1 and Figure 2 below.
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Figure 1. Goodman’s Landholdings – Macquarie Park (Goodman, 2017)
Figure 2. Goodman's Landholdings – North Ryde (Goodman, 2017)
1.2 LOCAL CONTEXT

The sites are located within the suburbs of Macquarie Park and North Ryde, in an area typified by employment-generating land uses dominated by office and business premises.

In accordance with the commercial land uses characterising the site context, development comprises predominantly of high and low rise multi-storey buildings generally of reasonably recent construction. Many of these buildings are arranged within estates and business parks whilst others comprise of single-site development.

The subject sites and suburbs of Macquarie Park and North Ryde are serviced by extensive public transport and road infrastructure including Macquarie Park train station, North Ryde train station, Macquarie University train station, the M2 Motorway, Lane Cove Road, Delhi Road, Epping Road as well as other local and regional roads.

All sites are located within an 800m radius of either Macquarie Park, North Ryde or Macquarie University train station, with several sites located within 800m of more than one train station. The majority of sites are located in even closer walking distance of a train station being within the 400m radius. As such all sites are serviced by existing rail infrastructure specifically encompassing the T1 North Shore, Northern and Western line providing direct connections to the Sydney CBD, North Sydney, Chatswood, Epping, Hornsby, Strathfield and Burwood. The sites are also serviced by an extensive bus network with stops directly adjacent to most sites and facilitating connectivity to surrounding suburbs and the wider region.

Further to transport infrastructure, other notable land uses within which the sites are in proximity include Macquarie University, the Macquarie Centre, Lane Cove National Park and other residential and commercial uses throughout the suburb and surrounding suburbs. The local context is shown in Figure 3.

![Figure 3. Local Context Map (Google Maps 2016)](image-url)
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1.3 REGIONAL CONTEXT

The suburb of Macquarie Park is located within the north-eastern quadrant of the Ryde LGA and is defined by Macquarie University in the north, Lane Cove National Park and Lane Cove River to the east, parkland, the Macquarie Park cemetery and business development in the south and residential and business development in the west. Surrounding suburbs include Marsfield, West Pymble, Killara, Lindfield and North Ryde.

Macquarie Park is Australia’s largest non-CBD office market and represents one of the strongest growing employment centres in Sydney. Macquarie Park provides a hub of economically-significant businesses specialising in knowledge-intensive activities.

In accordance with strategic plans and planned rail infrastructure Macquarie Park is envisaged to retain a commercial core to support long-term employment growth whilst providing opportunities to cluster mixed-use development comprising residential, commercial and cultural facilities around train stations.

The suburb of Macquarie Park and the subject sites are located approximately 15km by road from the Sydney CBD, 18km by road from Parramatta and 30km by road from Sydney Airport.

The regional context of the site is shown in Figure 4.

Figure 4. Regional Context Map (Google Maps 2016)
1.4 PLANNING CONTEXT

1.4.1 MACQUARIE PARK INVESTIGATION AREA

The sites are identified within the Macquarie Park Investigation Area (Figure 5) which forms the subject of investigations by the Department of Planning and Environment, Transport for NSW and City of Ryde Council.

The strategic location of the Macquarie Park Investigation Area, being in walking distance of three (3) existing train stations, being serviced by an extensive local and regional bus network and being serviced in the future by the Epping to Chatswood Rail line and future Sydney Metro Northwest, serves as being ideal for revitalisation. This strategic area provides opportunity to create a revitalised community comprising of jobs, homes, shops and restaurants in a highly accessible location promoting high standards of living and sustainable communities.

The following have been identified as objectives of the investigation:

- Identify drivers and constraints to economic growth, including where to retain a commercial core.
- Look at opportunities for more retail shops, cafes, restaurants and homes.
- Examine ways to improve pedestrian and cycle links.
- Look at options to improve street activity, including night-time activity.
- Identify opportunities for new public plazas, community facilities and open spaces.
- Assess whether any new schools are needed in the investigation area.
- Explore ways of addressing traffic congestion.

Further to the above, the City of Ryde Council has devised guiding principles to inform the investigations. These guiding principles are contained within the Community Information Display Boards published on DPE’s website and are summarised as follows:

- Improve access and connectivity by developing a finer grain road and pedestrian network, addressing traffic congestion and parking issues, improving connections to surrounding areas and town centres and coordinating the delivery of transport infrastructure to support development.
- Support continued economic growth and promote Macquarie Park as the premier employment centre.
- Provide infrastructure including open space and social infrastructure.
- Define well-connected urban centres within the Macquarie Park Corridor with distinct functions, uses and character, and promote sustainable design.
- Enable housing development in the immediate vicinity of existing residential and mixed use areas and also explore the creation of a mixed use precinct in proximity to Macquarie Park station.
- Foster a sense of identity and community, create vibrant and active streets and develop a night-time economy.

The subject sites are strategically located in close proximity of existing train stations and as such are ideally accessible by established public transport infrastructure. This serves as being highly suitable for mixed use development and strongly reflects the principles established to guide the future of the area.
1.4.2 RYDE LOCAL ENVIRONMENTAL PLAN 2014

The Ryde Local Environmental Plan 2014 (RLEP2014) is the current environmental planning instrument regulating the use and development of built form on the subject sites.

The zoning applicable to each of the subject sites is shown in Figure 6.
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Figure 6. Zoning Map (NSW Legislation, 2016)
PART B OBJECTIVES AND INTENDED OUTCOMES

2.1 STRATEGIC OBJECTIVES AND INTENDED OUTCOMES

This submission seeks to attain the rezoning of the subject sites in conjunction with planning for the Macquarie Park Investigation Area.

Informing this primary objective is the intention to enable the future development of the sites for appropriate land uses and densities including mixed use development. The rezoning of the Macquarie Park Investigation Area is considered to enable the efficient, viable and sustainable use and development of the land in accordance with the evolving characteristics of the economy and changing needs of the population.

Ultimately this submission envisages the transformation of Macquarie Park into an ‘Innovation Circuit’ defined by distinct yet integrated innovation clusters including ‘Town & Gown’, ‘Retail Revolution’, ‘Metro-Vation’ and ‘Local Fringe’. The range of land uses intended to comprise these innovation clusters includes offices, innovative employment spaces, research facilities, adaptive events and exhibition spaces, educational institutes, traditional and ‘pop-up’ retail premises, cafes and restaurants, open space, student accommodation, hotel and motel accommodation and residential accommodation.

The means by which these land uses and clusters are intended to be integrated to facilitate the creation of an ‘innovation circuit’ is visually depicted in Figures 7-11 which provide extracts from the Urban Design Report prepared by Roberts Day.

This vision is further developed within the Urban Design Report.

Figure 7. The Proposition - The Macquarie Park Innovation Circuit (Roberts Day, 2016)
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INNOVATION MIX
- Research Facilities
- Auditorium
- Entrepreneurship Institute
- Cochlear Biotech School
- Start-Up Office Spaces
- Cafe and Social Hub
- Community Green
- Students Accommodation

Figure 8. Cluster 1 – Town & Gown (Roberts Day, 2016)

INNOVATION MIX
- Pop-up Micro Shops
- Traditional Retail Units
- Workshop Maker Spaces
- Market Hall/Food Court
- Restaurants & Bars
- Open-Air Events Space
- Bike Share Cluster

Figure 9. Cluster 2 - Retail Revolution (Roberts Day, 2016)

INNOVATION MIX
- Co-Working Hub
- Offices
- Macquarie Hotel
- Restaurants & Bars
- Active Transport Hub
- Healthcare Service
- Neighbourhood Plaza

Figure 10. Cluster 3 - Metro-Vation (Roberts Day, 2016)

INNOVATION MIX
- Community Garden
- Exhibition-Art Space
- Ground Floor Retail
- Offices
- Open-Air Events Space

Figure 11. Cluster 4 - Local Fringe (Roberts Day, 2016)
The range and density of land uses capable of being delivered for each of these clusters through the rezoning of the subject sites are summarised in Table 1. It should be noted that these calculations are approximate only and subject to detailed design.

### Table 1. Goodman’s Input to Each Cluster

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</table>

#### 2.2 PROPOSED REZONING

In order to facilitate the attainment of the nominated objectives for the subject sites and Macquarie Park Investigation Area it is requested that a rezoning of some sites is undertaken through amendment to the RLEP2014.

To complement the rezoning of the sites to facilitate mixed use development it is requested also that the RLEP2014 development standards are amended to permit an appropriate density of development. In particular this would entail amendment to the maximum height of buildings and maximum Floor Space Ratio (FSR) standards of the RLEP2014.

The proposed zonings and development standards for each of the subject sites are summarised in Table 2.

More details synopsis of the intended future development of the sites is provided within the Urban Design Report.
## Table 2. Proposed Amendment to RLEP2014 Zoning and Development Standards

<table>
<thead>
<tr>
<th>Site</th>
<th>Existing Zoning</th>
<th>Proposed Zoning</th>
<th>Proposed Maximum Height</th>
<th>Proposed Maximum FSR</th>
</tr>
</thead>
<tbody>
<tr>
<td>Macquarie View Corporate Park</td>
<td>B4 Mixed Use</td>
<td>B4 Mixed Use</td>
<td>28 storeys</td>
<td>5:1</td>
</tr>
<tr>
<td>Everglade Campus</td>
<td>B4 Mixed Use</td>
<td>B4 Mixed Use</td>
<td>28 storeys</td>
<td>4.5:1</td>
</tr>
<tr>
<td>Macquarie Corporate Park (101-107 Waterloo Rd)</td>
<td>B4 Mixed Use</td>
<td>B4 Mixed Use</td>
<td>28 storeys</td>
<td>4.5:1</td>
</tr>
<tr>
<td>Macquarie Corporate Park (85-99 Waterloo Rd &amp; 8 Khartoum Rd)</td>
<td>B3 Commercial Core and B7 Business Park</td>
<td>B4 Mixed Use</td>
<td>28 storeys</td>
<td>4.5:1</td>
</tr>
<tr>
<td>The Park</td>
<td>B7 Business Park</td>
<td>B4 Mixed Use</td>
<td>30 storeys</td>
<td>5:1</td>
</tr>
<tr>
<td>Waterloo Business Park</td>
<td>B3 Commercial Core</td>
<td>B4 Mixed Use</td>
<td>50 storeys</td>
<td>12:1</td>
</tr>
<tr>
<td>8 Giffnock Ave</td>
<td>B3 Commercial Core</td>
<td>B4 Mixed Use</td>
<td>25 storeys</td>
<td>5:1</td>
</tr>
<tr>
<td>Pinnacle Office Park</td>
<td>B3 Commercial Core</td>
<td>B4 Mixed Use</td>
<td>25 storeys</td>
<td>5:1</td>
</tr>
<tr>
<td>City View Business Park</td>
<td>B7 Business Park</td>
<td>B4 Mixed Use</td>
<td>25 storeys</td>
<td>5:1</td>
</tr>
<tr>
<td>Microsoft Campus</td>
<td>B3 Commercial Core</td>
<td>B4 Mixed Use</td>
<td>40 storeys</td>
<td>6:1</td>
</tr>
<tr>
<td>Binary Centre</td>
<td>B7 Business Park</td>
<td>B4 Mixed Use</td>
<td>26 storeys</td>
<td>3.5:1</td>
</tr>
<tr>
<td>Precinct Corporate Centre</td>
<td>B7 Business Park</td>
<td>B4 Mixed Use</td>
<td>26 storeys</td>
<td>3.5:1</td>
</tr>
<tr>
<td>Talavera Business Park (6-10 Talavera Rd)</td>
<td>B7 Business Park</td>
<td>B4 Mixed Use</td>
<td>26 storeys</td>
<td>5:1</td>
</tr>
<tr>
<td>Talavera Business Park (4 Talavera Rd)</td>
<td>B7 Business Park</td>
<td>B4 Mixed Use</td>
<td>26 storeys</td>
<td>5:1</td>
</tr>
<tr>
<td>Macquarie Corporate Park (93-99 Waterloo Rd)</td>
<td>B3 Commercial Core</td>
<td>B4 Mixed Use</td>
<td>26 storeys</td>
<td>4.5:1</td>
</tr>
<tr>
<td>Link Business Park</td>
<td>B3 Commercial Core</td>
<td>B4 Mixed Use</td>
<td>25 storeys</td>
<td>5:1</td>
</tr>
<tr>
<td>22 Giffnock Ave</td>
<td>B3 Commercial Core</td>
<td>B4 Mixed Use</td>
<td>25 storeys</td>
<td>5:1</td>
</tr>
<tr>
<td>Macquarie Corporate Park (8 Khartoum Rd)</td>
<td>B7 Business Park</td>
<td>B4 Mixed Use</td>
<td>28 storeys</td>
<td>4.5:1</td>
</tr>
<tr>
<td>Talavera Corporate Centre (26 Talavera Rd)</td>
<td>B7 Business Park</td>
<td>B4 Mixed Use</td>
<td>26 storeys</td>
<td>5:1</td>
</tr>
<tr>
<td>Talavera Corporate Centre (12-24 Talavera Rd)</td>
<td>B7 Business Park</td>
<td>B4 Mixed Use</td>
<td>26 storeys</td>
<td>5:1</td>
</tr>
</tbody>
</table>
The rezoning of the sites to allow for mixed use development and amendment to the height and FSR standards, in association with the rezoning of the wider Macquarie Park Investigation Area, is considered highly appropriate, having regard to the following:

- The proposed zoning permits a wide range of land uses including offices, innovative employment spaces, research facilities, adaptive events and exhibition spaces, educational institutes, traditional and ‘pop-up’ retail premises, cafes and restaurants, open space, student accommodation, hotel and motel accommodation, residential accommodation and affordable housing, and therefore would enable a range of development commensurate with the envisaged creation of a mixed use precinct that is drive by innovation and focused around key transport infrastructure including Macquarie Park train station.

- As above-mentioned, the creation of mixed use precincts and the provision of new jobs and housing in direct proximity of established public transport infrastructure reflects Ryde City Council’s vision for a revitalised Macquarie Park.

- Given the sites’ strategic locations in very close proximity of Macquarie Park, North Ryde and Macquarie University train stations as well as other established and planned future transport infrastructure, they are ideally located in accordance with the principles of transit-oriented development. Therefore the sites provide valuable opportunity to create a sustainable, transit-oriented community providing a high standard of living and working for future residents and workers.

- The provision of mixed use development incorporating an inventive and adaptive range of uses within innovative building typologies would ensure the retention of suitable employment generating land uses and therefore would connote positive economic impacts through the creation of new job opportunities, the provision of business and office premises for a range of users including start-ups and the provision of services to support other land uses.

- By allowing residential development as a component of mixed use development, the vibrancy and sustainability of Macquarie Park will be augmented. The provision of housing close to where people live will support the day-time and night-time economies and provide opportunities for the establishment of new types of businesses.

- New housing within Macquarie Park would support the need for additional housing supply in Sydney in accessible location close to places of employment and established infrastructure.

- Overall, the proposed rezonings and amended height and FSR standards reflect a strategic approach to land use planning that considers the opportunities posed by individual sites in positively contributing to a wider revitalisation project. The approach adopted envisages the creation of strategically located and connected innovation clusters fostering the co-location of complementary uses forming key ingredients in the creation of the future’s cities. It is through such a strategic planning approach that the proposed land use and density schemes for each site have been devised.

Further justification for the rezoning of the sites is provided within the subsequent sections of this submission.
PART C JUSTIFICATION

4.1 STRATEGIC PLANNING FRAMEWORK

The rezonings of the subject sites proposed in association with the Macquarie Park Investigation Area responds to the relevant state, regional and local strategic planning policies, as discussed in the following sections.

4.1.1 NSW 2021

NSW 2021 is the NSW government’s ten (10) year plan to ‘rebuild the economy, provide quality services, renovate infrastructure, restore government accountability, and strengthen the local environment and communities’. NSW 2021 replaced the previous State Plan as the NSW Government’s strategic business plan, setting priorities for action and guiding resource allocation. NSW 2021 is a plan for change with ambitious goals and challenging targets.

The NSW 2021 Plan identifies five key strategies that the Plan is based around including:

- Rebuild the economy;
- Return quality services;
- Renovate infrastructure;
- Strengthen our local environment and communities;
- Restore accountability to government.

Key goals, targets and priority actions informing each of the above-mentioned strategies are discussed in the following sub-sections as they relate to the proposed rezonings of the subject sites.

Rebuild the Economy

Target: Grow GSP per capita by an average 1.5% per year to 2020 with specific industry growth targets - Grow critical industries – professional services (financial, professional, legal), manufacturing, digital economy and international education and research.

Comment:

The proposed rezonings will accommodate a range of land uses supporting the growth of critical industries by providing opportunities for development commensurate with the needs of professional services as well as other sectors.

Target: Grow employment by an average of 1.25% per year to 2020.

Priority Actions:

- Ensure average employment growth continues at a steady rate and that opportunities are shared by all of the community;
- Target the creation of 100,000 new jobs through the Jobs Action Plan;
- Respond to business restructuring by assisting in the training and re-employment of displaced employees and facilitate business investments in NSW which result in the creation of new jobs.

Comment:

The proposed rezoning will enable the future use of the sites for employment-generating development associated with a range of economic sectors and therefore will support
employment growth and job creation. The rezoning of the sites responds to business restructuring by providing land for the establishment and growth of new businesses.

**Target:** Improve Housing Affordability and Availability.

**Priority Actions:**

- Increase the supply of land for housing to help reduce the costs of home ownership;
- Continue to set dwelling targets for Councils outlined in subregional strategies;
- Partner with local Council’s to ensure that targets for housing and growth and the priorities within the subregional plans and regional plans are reflected in relevant planning proposals and in local planning instruments;
- Facilitate the delivery of 25,000 new dwellings in Sydney per year;

**Comment:**

The proposed rezonings will permit residential development as a component of mixed use development in highly accessible locations close to established public and public transport, road infrastructure, community facilities and jobs. Therefore the proposal would contribute to the attainment of dwelling targets and promote housing affordability and availability through increased supply.

**Return Quality Services**

**Target:** Increase the Share of Commuter Trips Made by Public Transport.

**Target:** Increase the proportion of total journeys to work by public transport in the Sydney Metropolitan Region to 28% by 2016.

**Target:** Increase walking and cycling.

**Comment:**

The sites are serviced by established public transport infrastructure including Macquarie Park train station, North Ryde train station, Macquarie University train station and an extensive bus network. Therefore the use of public transport for work trips and life trips would be facilitated and further encouraged through the delivery of planned rail projects. This serves as making the site ideal for the proposed range of innovation-focused land uses owing to the site’s accessibility by active transport modes.

**4.1.2 A PLAN FOR GROWING SYDNEY**

A Plan for Growing Sydney was introduced by the NSW DP&E in December 2014 and replaced the Metropolitan Plan for Sydney 2036. A Plan for Growing Sydney supports and implements the NSW 2021 State Plan, which identifies restoring economic growth is its number one priority.

The plan presents a strategy for accommodating Sydney’s future population growth. It balances the need for more housing, but also cultivates the creation of strong and resilient communities within a highly liveable city whilst protecting the natural environment and biodiversity.
New housing will be located close to jobs, public transport, community facilities and services. It acknowledges the need to offer choice in housing location, size and typologies, to better suit our lifestyles and budgets. Most importantly, more intensive housing development across the city will be matched with investment in infrastructure and services, culture and the arts, and open spaces.

A Plan for Growing Sydney will also provide a framework for strengthening the global competitiveness of Sydney, in order to facilitate strong investment and jobs growth.

The following outlines a number of key directions identified in the Plan or Growing Sydney that the proposed rezoning can demonstrate alignment to.

<table>
<thead>
<tr>
<th>Strategic Direction</th>
<th>Strategic Justification of the Proposal</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.6 Expand the Global Economic Corridor</td>
<td>Macquarie Park forms part of the Global Economic Corridor (Figure 12) and as such is emphasised as an economic cluster of globally competitive industries. It is estimated that by 2030 there will be demand for around 190,000 new stand-alone office jobs and Macquarie Park is to play an important role in the provision of these jobs. In accordance with the important economic role of Macquarie Park in providing jobs and supporting the continued growth of global Sydney, the proposed rezoning would protect and expand employment opportunities in Macquarie Park through enabling higher employment densities and the establishment of new office and business premises to support a range of industries in accordance with market demand, Sydney’s global cities agenda and the need to support innovation. Whilst the proposal would allow for mixed use development incorporating residential components within the global economic corridor, a suitable quantity and diversity of employment land uses would be maintained. Further, the provision of mixed use development is considered to support an expanded role of Macquarie Park given the provision of housing close to jobs may further enhance the attraction of Macquarie Park for businesses and employees.</td>
</tr>
</tbody>
</table>
Overall, the proposed rezoning will provide expanded employment opportunities and mixed-use activities within the Global Economic Corridor to support the continued growth of Sydney's economy.

1.7 Grow Strategic Centres – providing more jobs closer to home

Macquarie Park is identified as one of Sydney Strategic Centres and accordingly the rezoning of the site to accommodate innovation, health, education, research, businesses, retail, housing and community uses, will reinforce the role of Macquarie Park and focus growth in this strategic centre in accordance with the Strategic Direction.

The proposed rezoning would support existing businesses whilst providing opportunities for the establishment of new businesses in this highly accessible centre, and also create opportunities for people to live close to their place of work, enhancing the overall attraction and amenity of Macquarie Park.

The zonings and built form controls proposed within this submission would contribute to a balanced regulatory environment that will ensure the compatible co-location of complementary land uses in accessible locations that will positively contribute to the growing role of Macquarie Park in Sydney.

1.9 Support priority economic sectors

The proposed rezoning will accommodate priority industries by allowing a variety of land uses on the site. The maintenance of land for business and office premises combined with planning controls that enable higher densities of development as well as some residential accommodation in appropriate locations, will provide further opportunities for the establishment of priority industries.

1.11 Deliver infrastructure

Macquarie Park is highly accessible via road and public transport and in the future will become an even better-connected centre through government
### 2.1 Accelerate Housing Supply Across Sydney

The proposed rezoning will allow residential development on the site with positive implications for housing affordability and availability.

The provision of new housing in highly accessible locations close to people’s places of employment and other amenities will promote a high standard of living for Sydney’s growing population and represents a sustainable model of accommodating growth.

A Plan for Growing Sydney nominates the most suitable area for urban renewal as those close to jobs, public transport and strategic centres, all of which are provided within Macquarie Park.

### 2.2 Accelerate Urban Renewal across Sydney - providing homes closer to jobs

The proposed rezoning will support the renewal of the area which is considered highly appropriate given the location of the site in proximity of major transport, office and business premises, retail centres, educational facilities and other hard and soft infrastructure.

In accordance with A Plan for Growing Sydney, new housing would be connected to job-rich areas and very good public transport which will be even further improved through current and new government rail projects.

### 2.3 Improve housing choice to suit different needs and lifestyles

Responding to Sydney’s changing demography and family-types, the proposed rezoning would support a range of housing types, including for singles and couples whom are identified in A Plan for Growing Sydney as the most significant growth sector. Reflecting demand, the proposal would provide housing in immediate proximity of major transport infrastructure as well as jobs and amenities to support balanced
3.1 Revitalise existing suburbs

The rezoning of the site for mixed use development will support the revitalization of the area through the provision of new business office and retail premises, health, education and research facilities, community spaces and residential accommodation in close proximity of established infrastructure, services and employment centres. This represents a sustainable model of development that will contribute to the efficient use of land and other resources and contribute to the building of vibrant communities.

3.3 Create healthy built environments

Through enabling the creation of mixed use communities that provide residents and workers with convenience and active transport networks, the rezoning would support healthy lifestyles.

North Subregion

The Ryde LGA is identified within the North Subregion and in accordance with the priorities for the North Subregion the rezoning will contribute to the creation of an even more attractive place to live and work with enhanced amenity and a thriving economy.

The proposal wholly reflects the priorities for the North Subregion, including a competitive economy which the creation of new employment opportunities and increased employment densities will promote as well as accelerated housing supply, choice and affordability which the provision of new accommodation in mixed use development will espouse.

In accordance with the specific priorities for Macquarie Park the rezoning would protect designated cores whilst providing for the creation mixed use hubs in strategic locations close to public transport.
Towards Our Greater Sydney 2056 has been prepared by the Greater Sydney Commission and forms a draft amendment to A Plan for Growing Sydney. The amendment has been prepared concurrently with the District Plans in order to ensure the integration of regional and district level planning. It forms an ambitious 40 year plan for growing Greater Sydney with a focus on the regional significance of central and western Sydney in order to contribute to a more productive, liveable and sustainable city. It envisages Sydney as a metropolis of three (3) cities; Sydney City (‘the established Eastern City’), Greater Parramatta and the Olympic Peninsula (‘the developing Central City’), and the Western Sydney Airport region (‘the merging Western City’) (Figure 13).

Priorities for Greater Sydney are summarised as follows:

- A productive Sydney:
  - A growing city of 817,000 additional jobs, 1.74 million additional people, 725,000 new homes and $655 billion worth of economic activity;
  - Smart jobs including increased knowledge-intensive, health and education jobs, as well as increased productivity per worker;
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- A 30-minute city characterised by better accessibility to an increased range of jobs, local services and amenities, including for socially disadvantaged areas;
- By 2036 the Central City is envisioned as a health, education, administration, and finance and business services hub;

- A liveable Sydney:
  - An equitable, polycentric city focusing on access to jobs, education, health services, open space and community/cultural infrastructure, new infrastructure to accommodate growth, enhanced heritage areas and consideration of demographic change;
  - Housing choice and diversity to suit people through all stages of life and in different income groups, including affordable rental housing, social housing, increased supply and the prioritisation of growth close to jobs and in walkable centres;
  - A collaborative city across state agencies, local government, service providers and the wider community;
  - The vision for the Central City in 2036 is one offering a diversity of housing opportunities, access to green spaces and cultural and entertainment facilities;

- A sustainable city:
  - A city in its landscape with aims to improve the health of waterways, protect and enhance biodiversity, open space, scenic/cultural heritage and productive landscapes and increase access to open space;
  - An efficient city by which environmental impacts are minimised and mitigated through the efficient use of energy and resources, recycling of water and materials and the development of renewable energy sources;
  - A resilient city adapting to the impacts of climate change, minimising exposure to hazards and strengthening social, organisation and infrastructure capacity;
  - The Central City, by 2036, is envisioned as the river city with environmentally-enriched waterways and a fully revealed and restored underlying natural landscape.

Macquarie Park specifically forms part of the established Eastern City (Figure 13), described as an economic engine especially in the financial, business & professional services and innovation start-up sectors.

The proposed transformation of Macquarie Park into an Innovation District aligns with the priorities for greater Sydney and the Eastern City as they relate to productivity, liveability and sustainability. In particular, the provision of higher densities of mixed use development focused around key public transport nodes and existing educational establishments and retail centres will substantially contribute to the achievement of additional economic activity, new jobs, new housing and other facilities to accommodate Sydney’s growing population. By fostering innovation in a range of sectors, the proposal would support the growth of smart jobs. The colocation of innovation, education, retail, residential, community and open space, would foster the creation of a ‘30 minute city’ defined by convenience, accessibility, productivity, liveability and sustainability.
4.1.4 DRAFT NORTH DISTRICT PLAN

The draft North District Plan forms the overarching strategy for future planning in the area in order to deliver a thriving modern economy co-existing within beautiful natural landscapes in light of population growth and demographic change.

The Plan establishes a number of priorities and actions to guide growth, development and change, relating to productivity, liveability and sustainability. The priorities and actions relevant to the subject sites, wider Macquarie Park precinct and existing and proposed land uses are discussed as follows.

Productivity Priorities

Major centres, supported by improved transport, are identified as foci for jobs growth and diversity, whilst opportunities are also recognised in relation to health, education and knowledge clusters. Macquarie Park specifically is identified as a ‘Collaboration Area’ and noted as a priority for investment and detailed land use planning. Jobs targets for Macquarie Park are to increase from 58,500 in 2016 to 73,000 in 2036 under the baseline scenario or 79,000 under the higher target, with a focus on knowledge-intensive and high-tech industries. Planning for the Macquarie Park Collaboration Area will include considerations to:

- enable additional capacity for commercial floor space to maintain a commercial core
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- improve urban amenity as the centre transitions from business park to a vibrant commercial centre, including reducing the impact of vehicle movements on pedestrian and cyclist accessibility
- deliver a finer grain road network to enhance pedestrian connections and provide new access points
- promote excellence in urban design by upgrading public areas
- deliver an innovation ecosystem in Macquarie Park, capitalising on the relationship with Macquarie University and nearby high-tech and medical corporations
- improve public transport connections to Parramatta and the District's other strategic centres, including the Northern Beaches Hospital.

In accordance with the priorities and actions for the North District and Macquarie Park, the proposed broadening and densification of a wide range of uses in Macquarie Park will increase the supply and diversity of available floor space for employment-generating activities related to a variety of sectors and correspondingly promote jobs growth including in health, education, knowledge, high-tech and professional services. Specifically the delivery of 387,000m² commercial floor space and 15,000 jobs significantly contributes to the achievement of job targets.

A strengthened commercial core will be supported by improved urban amenity, a more permeable and walkable streetscape, high quality and useable public spaces, exceptional urban design, a transit-oriented land use and development model, and an urban ecosystem of innovation.

Accordingly the proposal would achieve the District Plan's priorities for a growing, evolving and diversifying strategic centre and collaboration area defined by a sense of place, activity diversity, a vibrant urban centre, effective mix of land uses and additional jobs and housing contributing to the attainment of targets.

Liveability Priorities

Additional housing to improve diversity and affordability coordinated with transport, centres and services, is required in response to population growth and ageing. Specifically 196,350 more people are anticipated by 2036 with 75,100 additional people aged 65+. To accommodate this growth the District Plan establishes housing targets of 25,950 more dwellings for the District by 2021 and 97,000 new homes by 2036.

By providing new residential accommodation within Macquarie Park in conjunction with a host of employment and community facilities, a wide range of people will be accommodated, as required by the Plan's priorities. Housing affordability and choice will therefore be improved whilst promoting high standards of living through considered land use planning and design, ultimately creating a liveable and loveable place to live, work and visit. Importantly the proposition for Macquarie Park would substantially contribute to the attainment of housing targets for the North District through the delivery of 23,358 new homes including 1,169 affordable housing dwellings.

Sustainability Priorities

As well as growing, landscapes, waterways and biodiversity should be protected and enhanced and efficiency and resilience promoted. Sustainability also requires consideration of the extra 32,800 single person households forecast for 2036 and the 25,950 more dwellings by 2021.

The revitalisation of Macquarie Park which this submission seeks to realise will manifoldly augment the efficiency with which land in Macquarie Park is used through the diversification and densification of uses coordinated with supportive infrastructure. The redevelopment of
land that has been historically developed will promote the creation of a better quality environment built on the principles of sustainability. This environmental efficiency will also be promoted through the adoption of transit-oriented growth models and walkable cities models with wide-ranging benefits for the environment, productivity and quality of life.

### 4.1.5 MACQUARIE PARK INVESTIGATION AREA

The sites are identified within the Macquarie Park Investigation Area (Figure 5) which forms the subject of investigations by the Department of Planning and Environment, Transport for NSW and City of Ryde Council.

The strategic location of the Macquarie Park Investigation Area, being in walking distance of three (3) existing train stations, being serviced by an extensive local and regional bus network and being serviced in the future by the Epping to Chatswood Rail line and future Sydney Metro Northwest, serves as being ideal for revitalisation. This strategic area provides opportunity to create a revitalised community comprising of jobs, homes, shops and restaurants in a highly accessible location promoting high standards of living and sustainable communities.

The following have been identified as objectives of the investigation:

- Identify drivers and constraints to economic growth, including where to retain a commercial core.
- Look at opportunities for more retail shops, cafes, restaurants and homes.
- Examine ways to improve pedestrian and cycle links.
- Look at options to improve street activity, including night-time activity.
- Identify opportunities for new public plazas, community facilities and open spaces.
- Assess whether any new schools are needed in the investigation area.
- Explore ways of addressing traffic congestion.

Further to the above, the City of Ryde Council has devised guiding principles to inform the investigations, summarised as follows:

- Improve access and connectivity by developing a finer grain road and pedestrian network, addressing traffic congestion and parking issues, improving connections to surrounding areas and town centres and coordinating the delivery of transport infrastructure to support development.
- Support continued economic growth and promote Macquarie Park as the premier employment centre.
- Provide infrastructure including open space and social infrastructure.
- Define well-connected urban centres within the Macquarie Park Corridor with distinct functions, uses and character, and promote sustainable design.
- Enable housing development in the immediate vicinity of existing residential and mixed use areas and also facilitate the creation of a mixed use precinct in proximity to Macquarie Park station.
- Foster a sense of identity and community, create vibrant and active streets and develop a night-time economy.

The subject sites are strategically located in close proximity of existing train stations and as such are ideally accessible by established public transport infrastructure. This serves as being highly suitable for mixed use development and strongly reflects the principles established to guide the future of the area.
4.1.6 CITY OF RYDE 2025 COUNCIL COMMUNITY STRATEGIC PLAN

The Ryde 2025 Community Strategic Plan sets the overall direction and long-term planning for the economic, social and environmental growth of Ryde, in conjunction with four-year delivery plans and one year operational plans to facilitate the implementation of visions.

The Community Strategic Plan outlines seven key outcomes including:

- A city of liveable neighbourhoods;
- A city of wellbeing;
- A city of prosperity;
- A city of environmental sensitivity;
- A city of connections;
- A city of harmony and culture;
- A city of progressive leadership.

The rezoning would contribute to the creation of this desired city through providing new opportunities for innovation, employment and housing in highly-connected locations, thus promoting liveability, prosperity and connectivity. The provision of mixed-use, transit-oriented hubs represents a sustainable model of accommodating population and economic growth.

In direct response to the goals articulated in the Community Strategic Plan, the rezoning would provide a range of housing offering a high level of amenity and accessibility to support the community needs, provide innovative and integrated solutions to locate jobs, transport and housing together to reduce time and travel costs and improve amenity, attract a diversity of business opportunities and jobs, support the creation of a sustainable high technology centre and encourage the use of environmentally-friendly transport modes.

Overall the rezoning and amended height and density controls would facilitate the creation of the city envisioned by its community.

4.1.7 COUNCIL LOCAL PLANNING STUDY

City of Ryde Council has prepared a Local Planning Study in order to guide land use planning and promote the strategic and sustainable provision of new housing and jobs to accommodate population growth and meet state government targets. The outcomes pursued for the City of Ryde include:

- A city of environmental sensitivity
- A city of progressive leadership
- A city of liveable neighbourhoods
- A city of harmony and culture
- A city of well being
- A city of prosperity
- A city of connections

For Macquarie Park specifically the Local Planning Study emphasises the need to support the development of the Centre as a premium business location of national significance and ‘Australia’s leading technology Park and a location for globally competitive business’ through the creation of three vibrant station precincts providing focal points for the community. This will require the effective integration of residential and business land uses, new public infrastructure including local roads, parks, community facilities and services and new planning controls to stimulate redevelopment, fund essential infrastructure and promote vibrancy, pedestrian activation and sustainable growth.
The proposed rezoning is therefore entirely consistent with Ryde Council’s Local Planning Study and vision for Macquarie Park given it would provide heightened opportunity for the creation of sustainable, attractive and vibrant mixed-use focal points in close proximity of train stations and other existing infrastructure. By providing new business premises and an overall enhanced environment the rezoning would prompt business investment thereby contributing to Macquarie Park’s identity as a leading technology park and centre for innovation of global significance.

4.1.8 SECTION 117 DIRECTIONS

The proposed rezoning and densities have been assessed against the s117 Ministerial Directions and are consistent with each of the relevant matters, as outlined below.

<table>
<thead>
<tr>
<th>Table 4. S117 Ministerial Directions</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Direction</strong></td>
</tr>
<tr>
<td>1. Employment and Resources</td>
</tr>
<tr>
<td>1.1 Business and Industrial Zones</td>
</tr>
<tr>
<td>1.2 Rural Zones</td>
</tr>
<tr>
<td>1.3 Mining, Petroleum Production and Extractive Industries</td>
</tr>
<tr>
<td>1.4 Oyster Aquaculture</td>
</tr>
<tr>
<td>1.5 Rural Lands</td>
</tr>
<tr>
<td>2. Environment and Heritage</td>
</tr>
</tbody>
</table>
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| 2.1 Environment Protection Zones       | Not Applicable |
| 2.2 Coastal Protection                | Not Applicable |
| 2.3 Heritage Conservation             | Not Applicable |
| 2.4 Recreation Vehicle Areas          | Not Applicable |

### 3. Housing, Infrastructure and Urban Development

| 3.1 Residential Zones                  | This submission seeks to include residential accommodation as a component of mixed use development within the **B4 Mixed Use** zone in conjunction with employment uses and other adaptive spaces. The introduction of the mixed use zoning would permit housing in accessible locations to improve housing supply, choice and affordability in Ryde. In accordance with the s117 objectives and provisions, this would encourage a diversity of housing types to accommodate existing and future populations whilst making use of existing infrastructure and services, thus embodying an efficient and sustainable growth model that also achieves a high level of amenity for future residents. |
| 3.2 Caravan Parks and Manufactured Home Estates | Not Applicable |
| 3.3 Home Occupations                  | Not Applicable |
| 3.4 Integrating Land Use and Transport | The subject sites are highly suitable for higher density employment and residential land uses given their close proximity to established train stations and other transport infrastructure. With the delivery of government rail projects the accessibility of the sites will be even further augmented. The rezoning and amendment to height and density controls would therefore promote transit-oriented development, espousing positive implications for existing and future businesses, employees and residents associated with accessibility, connectivity, amenity and vibrancy. In this the proposal is highly consistent with the s117 direction. |
| 3.5 Development Near Licensed Aerodromes | Not Applicable |
| 3.6 Shooting Ranges                   | Not Applicable |
### 4. Hazard and Risk

<table>
<thead>
<tr>
<th>Subcategory</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>4.1 Acid Sulfate Soils</td>
<td>The site is not known to contain acid sulfate soils.</td>
</tr>
<tr>
<td>4.2 Mine Subsidence/Unstable Land</td>
<td>The site is not known to contain mine subsidence or unstable land.</td>
</tr>
<tr>
<td>4.3 Flood Prone Land</td>
<td>The site is not known to be flood-prone.</td>
</tr>
<tr>
<td>4.4 Planning for Bushfire Protection</td>
<td>The site is not known to be bush fire prone.</td>
</tr>
</tbody>
</table>

### 5. Regional Planning

<table>
<thead>
<tr>
<th>Subcategory</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>5.1 Implementation of Regional Strategies</td>
<td>Not Applicable</td>
</tr>
<tr>
<td>5.2 Drinking Water Catchments</td>
<td>Not Applicable</td>
</tr>
<tr>
<td>5.3 Farmland of State and Regional Significance on the NSW Far North Coast</td>
<td>Not Applicable</td>
</tr>
<tr>
<td>5.4 Commercial and Retail Development along the Pacific Highway, North Coast</td>
<td>Not Applicable</td>
</tr>
<tr>
<td>5.5 Development in the vicinity of Ellalong, Paxton and Millfield (Cessnock LGA) (Revoked 18 June 2010)</td>
<td>Not Applicable</td>
</tr>
<tr>
<td>5.6 Sydney to Canberra Corridor (Revoked 10 July 2008. See amended Direction 5.1)</td>
<td>Not Applicable</td>
</tr>
<tr>
<td>5.7 Central Coast (Revoked 10 July 2008. See amended Direction 5.1)</td>
<td>Not Applicable</td>
</tr>
<tr>
<td>5.8 Second Sydney Airport: Badgerys Creek</td>
<td>The site is not located in proximity of the proposed Badgerys Creek Airport.</td>
</tr>
<tr>
<td>5.9 North West Rail Link Corridor Strategy</td>
<td>The site is not located in proximity of the NW Rail Link Corridor.</td>
</tr>
</tbody>
</table>

### 6. Local Plan Making

<table>
<thead>
<tr>
<th>Subcategory</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>6.1 Approval and Referral Requirements</td>
<td>Not Applicable</td>
</tr>
<tr>
<td>6.2 Reserving Land for Public Purposes</td>
<td>Not Applicable</td>
</tr>
</tbody>
</table>
| 6.3 Site Specific Provisions | No other restrictive site specific planning controls are
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7. Metropolitan Planning

7.1 Implementation of A Plan for Growing Sydney

7.2 Implementation of Great Macarthur Land Release Investigation

Section 4.1 of this planning proposal identifies the proposal’s consistency with the relevant Regional Strategies including A Plan for Growing Sydney.

Not Applicable

4.2 NET COMMUNITY BENEFIT

Net community benefit has been assessed in accordance with relevant guidelines and as outlined in the following table.

<table>
<thead>
<tr>
<th>Criteria</th>
<th>Y/N</th>
<th>Proposal</th>
</tr>
</thead>
<tbody>
<tr>
<td>Will the LEP be compatible with agreed State and regional strategic direction for development in the area (e.g. land release, strategic corridors, development within 800m of a transit node)?</td>
<td>Y</td>
<td>The proposal is consistent with key elements of NSW 2021, A Plan for Growing Sydney and the Macquarie Park Investigation Area, as discussed above.</td>
</tr>
<tr>
<td>Is the LEP located in a global/regional city, strategic centre or corridor nominated within the Metropolitan Strategy or other regional/subregional strategy?</td>
<td>Y</td>
<td>The sites are identified within the Macquarie Park Strategic Centre for the purposes of A Plan for Growing Sydney and other NSW government planning policies. Consistent with strategic policy for the Macquarie Park Strategic Centre, the proposal will support existing businesses whilst providing opportunities for the establishment of new businesses in this highly accessible centre, and also create opportunities for people to live close to their place of work, enhancing the overall attraction and amenity of Macquarie Park.</td>
</tr>
<tr>
<td>Is the LEP likely to create a precedent or create or change the expectations of the landowner or other landholders?</td>
<td>Y</td>
<td>It is envisaged that the rezoning of the subject sites for higher density mixed uses would be undertaken in the context of the wider Macquarie Park revitalisation. As such the changing expectations of nearby land owners potentially espoused through the rezoning of the subject sites would align with this desired revitalisation and contribute to the creation of a vibrant, attractive and sustainable strategic centre.</td>
</tr>
<tr>
<td>Have the cumulative effects of other spot rezoning proposals in the locality been considered? What was the</td>
<td>Y</td>
<td>The area surrounding the sites is not known to have been subject to any spot rezonings for similar land uses and densities. Rather it is envisaged that the area will be subject to a wider and more coherent</td>
</tr>
<tr>
<td>Question</td>
<td>Answer</td>
<td>Description</td>
</tr>
<tr>
<td>-------------------------------------------------------------------------</td>
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<tr>
<td>outcome of these considerations?</td>
<td></td>
<td>rezoning as part of the Macquarie Park Investigation Area.</td>
</tr>
<tr>
<td>Will the LEP facilitate a permanent employment generating activity or result in a loss of employment lands?</td>
<td>Y</td>
<td>The rezoning would facilitate higher density employment development catering for business and office premises to accommodate innovation and professional sectors. These permanent employment generating activities will promote the identity of Macquarie Park as a major economic focus and centre for innovation of global significance.</td>
</tr>
<tr>
<td>Will the LEP impact upon the supply of residential land and therefore housing supply and affordability?</td>
<td>Y</td>
<td>The rezoning would enable high density residential development as a component of mixed use buildings and therefore would improve housing supply, choice and affordability through the provision of new housing in highly accessible locations.</td>
</tr>
<tr>
<td>Is the existing public infrastructure (roads, rail, utilities) capable of servicing the proposed site? Is there good pedestrian and cycling access? Is public transport currently available or is there infrastructure capacity to support future transport?</td>
<td>Y</td>
<td>The site is serviced by existing infrastructure that is capable of servicing higher density mixed use development. In particular the sites are highly accessible by public transport given their proximity to three (3) train stations and will be characterised by even greater accessibility with the delivery of the government’s planned rail projects.</td>
</tr>
<tr>
<td>Will the proposal result in changes to the car distances travelled by customers, employees and suppliers? If so, what are the likely impacts in terms of greenhouse gas emissions, operating costs and road safety?</td>
<td>Y</td>
<td>By co-locating places of employment and living the rezonings would reduce the need to travel resulting in reduced road congestion, reduced pollution and expenditure related to car travel and a higher standard of living for residents and employees.</td>
</tr>
<tr>
<td>Are there significant Government investments in infrastructure or services in the area where patronage will be affected by the proposal? If so, what is the expected impact?</td>
<td>Y</td>
<td>The rezonings may promote increased public transport patronage in the Macquarie Park area which is considered to be suitably accommodated by existing public infrastructure, particularly rail. Additionally planned government rail projects would increase the capacity and efficiency of the public transport network with positive impacts for those living, working and visiting Macquarie Park.</td>
</tr>
<tr>
<td>Will the proposal impact on land that the Government has identified a need to protect (e.g. land with high biodiversity values) or have other environmental impacts? Is the land constrained by environmental factors such as flooding?</td>
<td>N</td>
<td>The proposal will not impact on land that the government has identified a need to protect or that is environmentally-constrained. Rather the proposal will facilitate development for a complementary of innovation-focused uses on sites that have been historically developed for business premises.</td>
</tr>
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</table>
Will the LEP be compatible/complementary with surrounding adjoining land uses? What is the impact on the amenity in the location and wider community? Will the public domain improve?

<table>
<thead>
<tr>
<th></th>
<th>Y</th>
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<tbody>
<tr>
<td>The proposed mixed use development would be complementary to and supportive of surrounding land uses, particularly existing business premises and business parks. By providing new opportunities for business investment the proposal would attract additional economic activity to the area. The rezoning would also enable a new resident population to benefit from the amenity afforded by existing infrastructure and services.</td>
<td></td>
</tr>
</tbody>
</table>

Will the proposal increase choice and competition by increasing the number of retail and commercial premises operating in the area?

<table>
<thead>
<tr>
<th></th>
<th>Y</th>
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</thead>
<tbody>
<tr>
<td>The proposal would increase employment densities thereby providing additional opportunities for business investment and heightened economic activity.</td>
<td></td>
</tr>
</tbody>
</table>

If a stand-alone proposal and not a centre, does the proposal have the potential to develop into a centre in the future?

<table>
<thead>
<tr>
<th></th>
<th>N</th>
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<tbody>
<tr>
<td>The rezoning could not be described as a stand-alone proposal given the location of all sites within the Macquarie Park Strategic Centre and the Macquarie Park Investigation Area which has been designated for revitalisation. The rezonings would reinforce the role and status of this existing centre.</td>
<td></td>
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</tbody>
</table>

What are the public interest reasons for preparing the draft plan? What are the implications of not proceeding at that time?

<table>
<thead>
<tr>
<th></th>
<th>Y</th>
</tr>
</thead>
<tbody>
<tr>
<td>The development will provide new opportunities for business investment and new housing to support the local, regional and national economies and populations. Given the benefits arising from the proposal for the local and wider workforce, resident population and business sector, it is considered to be completely in the public interest with no adverse impacts anticipated. Were the proposal not to proceed at this time a lower level of business activity would be attracted and the housing market would be characterised by less supply, less choice and lower affordability.</td>
<td></td>
</tr>
</tbody>
</table>

4.3 ECONOMIC, ENVIRONMENTAL AND SOCIAL IMPACTS

4.3.1 ECONOMIC IMPACTS

The provision of mixed use development incorporating an inventive and adaptive range of uses within innovative building typologies would ensure the retention of suitable employment generating land uses and therefore would connote positive economic impacts through the creation of new job opportunities, the provision of business and office premises for a range of users including start-ups and the provision of services to support other land uses.

Further Economic and Employment Studies are still to be carried out.

4.3.2 TRAFFIC

Given the sites’ strategic locations in very close proximity of Macquarie Park, North Ryde and Macquarie University train stations as well as other established and planned future transport
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infrastructure, they are ideally located in accordance with the principles of transit-oriented development. Therefore the sites provide valuable opportunity to create a sustainable, transit-oriented community providing a high standard of living and working for future residents and workers.

Further Traffic Investigations are still to be undertaken.

4.3.3 INFRASTRUCTURE AND SERVICES

The site is serviced by existing public infrastructure including electricity, water, gas, sewage and telecommunications, with adequate capacity expected to be provided by existing networks.

As aforementioned the site is also serviced by an extensive transport network comprising public transport and road infrastructure. All sites are located within an 800m radius of either Macquarie Park, North Ryde or Macquarie University train station, with several sites located within 800m of more than one train station. The majority of sites are located in even closer walking distance of a train station being within the 400m radius. As such all sites are serviced by existing rail infrastructure specifically encompassing the T1 North Shore, Northern and Western line providing direct connections to the Sydney CBD, North Sydney, Chatswood, Epping, Hornsby, Strathfield and Burwood. With the future construction of the Sydney Metro North West the accessibility of the sites will be even further enhanced. The sites are also serviced by an extensive bus network with stops directly adjacent to most sites and facilitating connectivity to surrounding suburbs and the wider region.

4.3.4 DESIGN AND APPEARANCE

In accordance with the Urban Design Concept Report, the rezoning proposal has adopted a place-based approach to innovation permeating the selection of land uses, built form typologies and public domain design, envisaged to create the Macquarie Park Innovation Circuit.

The design and appearance of future buildings and spaces permitted by the proposed rezoning would be subject to detailed design development dictated by the overall vision for Macquarie Park so as to promote the visual legibility if its identity as an innovation circuit, ensure the promotion of visible public life, create iconic urban forms, attain sustainability benchmarks and ultimately realise the unique and dynamic opportunities embodied in Macquarie Park.

4.3.5 AMENITY

The concept framework for the organisation and colocation of land uses in accordance with distinctive innovation clusters complemented by innovative building typologies and a high quality public domain, would facilitate the delivery of an outstanding level of amenity for all workers, residents and visitors. The integration of employment premises and residential accommodation with a coherent network of public open spaces, adaptive community spaces and other services connected by new streets and concentrated round existing and new public transport nodes, would ensure the delivery of a Macquarie Park epitomising environmental excellence.

4.3.6 ENVIRONMENTAL IMPACT

The sites forming the subject of this submission have been historically developed for the purposes of business and office parks and have therefore been highly disturbed from their natural state. With the exception of some boundary planting, the sites are generally clear of significant trees and vegetation. As such the development of the sites allowed by the
rezoning would not adversely impact on the natural environment given the sites are located within an established urban area that is not characterised by any significant biodiversity or threatened species, communities, populations, ecosystems or habitats.

The rezoning would promote the improvement of the built environment by catalysing the redevelopment of sites. Accordingly the opportunity arises for the delivery of a more attractive, sustainable and functional urban environment espousing high quality architecture and urban design, an enhanced public domain and an enriched streetscape.

The rezoning therefore provides impetus for an improved built environment with no corresponding adverse impacts on the natural environment.

4.3.7 SOCIAL IMPACT

The rezoning is considered to exhibit a positive visual impact associated with the revitalisation of Macquarie Park through the creation of mixed-use focal points and introduction of a resident population. The provision of a range of land uses and development types would provide increased opportunity for social interaction and community formation. In association, by providing places for people to live in proximity to their workplaces, the rezoning would ensure the constant presence of people connoting a vibrant and active locality at all times of the day and night.

Further, considering the social impact of the proposal it is acknowledged that soft infrastructure including, but not limited to, community facilities, educational establishments and health services would be required to support the new resident population in order to ensure the attainment of a high level of amenity and quality of life.
PART D CONTRIBUTIONS

The draft District Plan makes some suggestions for investigation in relation to contributions. The entire concept of contributions from development needs to be reviewed and a comprehensive plan developed to bring back certainty, rationality and proportionality into the impost on development. The present system of local, regional and State levies has become ad-hoc, arbitrary and in many cases diverted to irrelevant projects or consolidated revenue.

If the GSC is serious about a coherent co-ordinated approach to planning, then the collection of funds for infrastructure, including affordable housing, must be centralised and have regard to the priorities of Infrastructure NSW, Infrastructure Australia, the Freight Transport Policy of NSW as well as the stated needs of Local Councils.

While Local Council’s should be permitted to collect Section 94 funds for local development, the established legislative rules for nexus, proportionality and reasonableness needs to be enshrined and policies that undermine this need to be repealed. The failure to prevent the creation of new policies seeking to monetise the statutory duty of a planning authority is a corruption that even with the best of intentions is likely to lead to chaos, not to mention a confinement of the economic benefits of growth to a few upwardly mobile parts of Sydney, leaving the remainder without access to necessary resources.

It cannot be stressed enough how important real reform is.

Secondly, there is a need for the creation of a metropolitan wide infrastructure levy imposed on all development so that the needs of Western Sydney can be delivered by the intensification of development in the east. Without a comprehensive scheme any infrastructure planning is futile as there simply is not sufficient revenue to pay for the cost of creating a 30 minute city.

Lastly, affordable housing is a critical issue and will become the single biggest social problem for Sydney ultimately undermining economic growth. Goodman has developed a comprehensive plan to deal with the issue but it requires a whole of government approach to the problem. The imposition of a tax on development in the form indicated by the GSC will fail but that failure will not be recognised until it is too late to benefit from the alternatives that are presently available to be adopted. We strongly urge a reconsideration of the GSC suggested proposal as part of the above recommended review of developer and infrastructure contributions.
PART E RECOMMENDATIONS AND CONCLUSION

The proposed rezoning of the subject site to facilitate higher density mixed use development in conjunction with the Macquarie Park Investigation Area would assist in the creation of a viable and sustainable future for Macquarie Park that is highly commensurate with the state, regional and local strategic planning framework as well as the environmental, economic and social contexts. The following provides recommendations and justifications for the proposal.

- This submission seeks to attain the rezoning of the subject sites in conjunction with planning for the Macquarie Park Investigation Area. Specifically it is considered integral that environmental planning instruments allow the future development of the sites for appropriate land uses and densities conducive to innovation. The rezoning of the Macquarie Park Investigation Area is considered to enable the efficient, viable and sustainable use and development of the land in accordance with the evolving characteristics of the economy and changing needs of the population.

- The proposed zoning permits a wide range of land uses including offices, innovative employment spaces, research facilities, adaptive events and exhibition spaces, educational institutes, traditional and ‘pop-up’ retail premises, cafes and restaurants, open space, student accommodation, hotel and motel accommodation, residential accommodation and affordable housing, and therefore would enable a range of development commensurate with the envisaged creation of a mixed use precinct that is drive by innovation and focused around key transport infrastructure including Macquarie Park train station.

- It is estimated that the proposed Macquarie Park Network Innovation Circuit conceptualised within the Urban Design Concept Report, would facilitate the delivery of 387,000m² commercial floor space (13% of 2065 forecast commercial stock in Macquarie Park based on the 2015 Macquarie Park Strategic Employment Review), 15,000+ jobs, 23,358 new homes (including 1,169 affordable housing homes) and 105,000m² community spaces.

- As above-mentioned, the creation of mixed use precincts and the provision of new employment spaces and housing in direct proximity of established public transport infrastructure reflect Ryde City Council’s vision for a revitalised Macquarie Park.

- Given the sites’ strategic locations in very close proximity of Macquarie Park, North Ryde and Macquarie University train stations as well as other established and planned future transport infrastructure, they are ideally located in accordance with the principles of transit-oriented development. Therefore the sites provide valuable opportunity to create a sustainable, transit-oriented community providing a high standard of living and working for future residents and workers.

- The provision of mixed use development incorporating an inventive and adaptive range of uses within innovative building typologies would ensure the retention of suitable employment generating land uses and therefore would connote positive economic impacts through the creation of new job opportunities, the provision of business and office premises for a range of users including start-ups and the provision of services to support other land uses.

- By allowing residential development as a component of mixed use development, the vibrancy and sustainability of Macquarie Park will be augmented. The provision of housing close to where people live will support the day-time and night-time economies and provide opportunities for the establishment of new types of businesses.
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- New housing within Macquarie Park would support the need for additional housing supply in Sydney in accessible locations close to places of employment and established infrastructure.

- Overall, the proposed rezonings and amended height and FSR standards reflect a strategic approach to land use planning that considers the opportunities posed by individual sites in positively contributing to a wider revitalisation project. The approach adopted envisages the creation of strategically located and connected innovation clusters fostering the co-location of complementary uses forming key ingredients in the creation of the future’s cities. It is through such a strategic planning approach that the proposed land use and density schemes for each site have been devised.

- The proposed land uses and densities reflect state, regional and local strategic planning policies.

- The proposed rezonings and densities are consistent with the targets and priority actions of NSW2021 as it relates to employment growth and housing affordability and availability.

- The proposed rezonings and densities are consistent with the Strategic Directions provided in A Plan for Growing Sydney and are therefore highly commensurate with the desired future development of the Sydney metropolitan area, the North Subregion and Macquarie Park corridor.

- Completely commensurate with the draft North District Plan, the proposed broadening and densification of a wide range of uses in Macquarie Park will increase the supply and diversity of available floor space for employment-generating activities related to a variety of sectors and correspondingly promote jobs growth including in health, education, knowledge, high-tech and professional services. A strengthened commercial core and additional residential accommodation to aid affordability and choice will be supported by improved urban amenity, a more permeable and walkable streetscape, high quality and useable public spaces, exceptional urban design, a transit-oriented land use and development model, and an urban ecosystem of innovation, ultimately creating a liveable, loveable and sustainable place to live, work and visit.

- The proposed rezoning is considered to align with the relevant s117 Ministerial Direction including as they relate to business zones, residential zones and the integration of land use and transport.

- The proposed rezoning is considered to exhibit positive economic and social impacts associated with permitting a wider range of land uses on the sites providing greater potential for development that supports higher employment densities and thereby contributing to the attainment of employment objectives and targets as provided by local and state strategic plans. Similarly the rezonings are considered to aptly respond to the evolution of the economy.

It is therefore recommended that the rezoning is undertaken in conjunction with planning for the Macquarie Park Investigation Area.