

Macquarie Park Place Strategy

This document answers frequently asked questions about the Macquarie Park Place Strategy – a plan for Macquarie Park to 2036 to evolve as a world-class business, innovation, research and education district.

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Exhibition outcomes

Question 1. When was the draft place strategy package exhibited?

The draft Macquarie Park Place Strategy package was exhibited from 1 July to 10 August 2021. A total of 110 submissions were received, including members of the public (53), community groups (5), local councils (3), state government agencies and utility providers (7), industry and interest groups (8) and landowners and developers (34). About 180 people attended three cross-agency online information sessions.

View the [exhibition package](#) on the planning portal.

Question 2. What were the key themes and issues raised in submissions and how have we responded?

The department has reviewed all submissions. Where appropriate, amendments to the documentation have been made to reflect points raised by the community, landowners, industry and government. A summary of the key themes and our responses is provided in our [What We Heard report](#). Some landowners prepared specific responses to their site. These will be further considered in the detailed neighbourhood planning stages.

Question 3. How is the Department of Planning and Environment working with City of Ryde Council and other state agencies?

The place strategy has been developed in close collaboration with the City of Ryde Council, Greater Cities Commission, Transport for NSW, Department of Education and other state agencies. This project has been developed with the Ryde Coordination Group acting as the steering committee.

Key outcomes of place strategy and master plan

Question 4. How will infrastructure be staged and funded to align with growth?

Infrastructure delivery plans that address local and regional infrastructure needs will be developed to accompany neighbourhood master plans.

A range of funding mechanisms will be tested and matched to infrastructure items and categories. This includes investigating a local contribution regime and opportunities for direct negotiations to contribute to the delivery of public benefits beyond the necessary infrastructure, to support increase in density and activity. This may include options for innovative infrastructure funding mechanisms as determined through the Productivity Commissioner's review of contributions.

Question 5. What are the plans for new schools in Macquarie Park?

The NSW Department of Education is investigating sites in Macquarie Park for new schools. More information on schools will be shared as plans are progressed.

Question 6. How much green space / open space will be delivered?

A significant amount of open space has been identified in the master plan and place strategy for both recreation and passive open space. This includes a target of 40 per cent canopy cover in residential areas, and up to 20 hectares of new parks, sporting fields and open space.

Further opportunities for open space will be explored outside of the Macquarie Park corridor to meet the open space requirements established by the Strategic Infrastructure and Service Assessment (SISA).

Question 7. How does planning for Macquarie Park address Aboriginal culture and the importance of Country? How will Country be reflected in the precinct?

The department has consulted with the Sydney-based strategic consultancy Old Ways, New to bring their cultural, placemaking and master planning expertise into the project. We have integrated Country-centred design into the master planning process to bridge the needs of industry and Country.

The master plan and place strategy aim to connect with Country and the deep history and culture of Wallumattagal Ngurrangra (places) and Dharug Ngurra (Country). Placemaking principles include revealing Country through its creeks, increasing amenity and liveability of public space and stronger connections to Macquarie University. Big Move 6 in the place strategy is about connecting to Country and delivering better quality open spaces through nature, culture, programming and activation.

Consultation with Aboriginal leaders will continue during neighbourhood master planning.

Question 8. Does the place strategy prioritise sustainability and deliver resilient communities?

The place strategy recognises the importance of sustainability and includes a goal to contribute to net zero emissions by 2050. Big Move 5 aims to mitigate the impacts of stormwater runoff and wastewater services from existing and new development. Neighbourhood master plans will provide an opportunity to consider healthy built environment principles, including water-sensitive urban design and biodiversity conservation.

Question 9. What are the plans for tree planting in the investigation area?

Action 6.7 of the place strategy is to create a richer urban tree canopy along major roads and intersections. The design criteria in the place strategy requires the detailed master planning work for the neighbourhoods to aim for a 40% urban tree canopy cover and no net loss of canopy across the neighbourhood.

Question 10. How will congestion be reduced in Macquarie Park?

Transport for NSW has led the development of an Integrated Transport Plan and is undertaking a detailed transport study of Macquarie Park. This will help improve bus service reliability and efficiency, reduce travel times, ease congestion and make it easier to get around, to and from Macquarie Park.

Question 11. Are there any plans to increase walking and cycling into and out of Macquarie Park including with Lane Cove National Park?

Yes. Movement within and in and out of Macquarie Park is being restructured to make the area more accessible by foot and bicycle. Safe and attractive walking paths and local and regional cycling infrastructure will be integrated with open space and separated from general vehicle traffic.

Question 12. How important is access to Lane Cove National Park?

Increasing access to Lane Cove National Park is a key objective of the place strategy, while also ensuring the park's biodiversity is protected. Additional connections from the precinct to the Lane Cove National Park identified in the place strategy will be further investigated during the detailed master plan stage.

Question 13. Why is residential growth being introduced in the investigation area master plan?

We need to increase activity and vibrancy to successfully transition Macquarie Park from a business park to an innovation district. Residential areas are key to the creation of better places with more uses throughout the day and evening, supporting the growth of Macquarie Park as an economic centre.

Question 14. Has residential density increased in the final plans?

The balance of residential and commercial development proposed by the place strategy is unchanged to maintain the delivery of a strong commercial core. Increasing residential uses could compromise Macquarie Park as an innovation precinct while also exceeding infrastructure capacity.

Residential uses will be mainly clustered in areas with high amenity.

Question 15. What types of homes are proposed in Macquarie Park?

Homes will mostly be apartments of varying sizes, with 5%-10% to be affordable housing. The place strategy and master plan set the strategic direction for growth and make recommendations regarding the future character of, and uses within, the seven new neighbourhoods. Specific site outcomes will be determined through detailed neighbourhood master plans.

Question 16. How has COVID-19 affected the growth assumptions?

The long-term impacts of COVID-19 are yet to be understood. The place strategy provides a long-term plan for Macquarie Park. Data assumptions will be reanalysed at detailed master planning stage.

Question 17. Have floor space ratio and height been increased in the place strategy and has a draft massing plan for the area been developed?

This strategy does not include floor space ratios, maximum heights or massing plans. This work will happen as part of the detailed master planning for each of the seven neighbourhoods.

Proposed rezoning and next steps

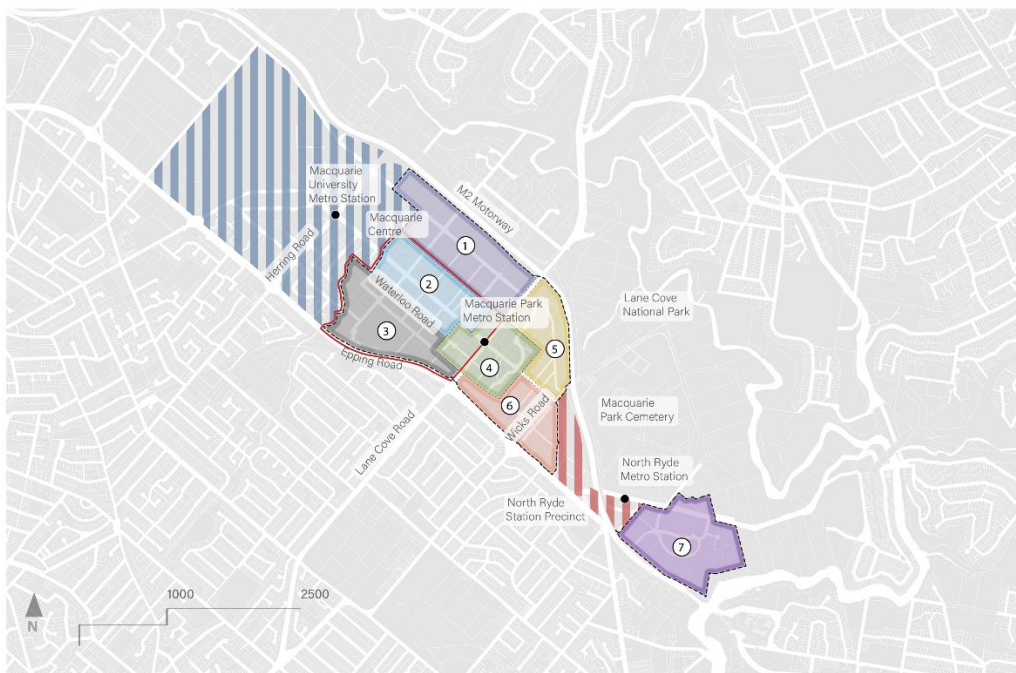
Question 18. When will rezoning occur?

The seven neighbourhoods in the investigation area will be considered for rezoning, following the preparation of a detailed master plan for each neighbourhood.

Work will begin immediately on Stage 1, which comprises Waterloo Park (Butbut), Shrimptons Quarter (Waragal Birrung) and the western portion of Macquarie Living Station (Gari Nawi) neighbourhoods. These neighbourhoods will progress through a state-led rezoning pathway.

The state-led rezoning pathway will enable the department to continue to work collaboratively with the City of Ryde Council, the Greater Cities Commission (GCC), Transport for NSW (TfNSW) and other state agencies on the detailed master plan and rezoning proposal.

Alternatively, landowners can bring forward whole neighbourhood master plans, where there is full landowner agreement. These planning proposals must be supported by a detailed transport study, an infrastructure delivery plan to show how infrastructure will be delivered and funded, and a development contributions plan. This ensures planning decisions are consistent with the place strategy and master plan.



Legend

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| ① North Park
- Ngalawala (Reciprocity) | ⑤ Porters Creek
- Burbigal (Morning) | ● Metro station |
| ② Waterloo Park
- Butbut (Heart) | ⑥ Wicks Road South
- Gerungul (Unbreakable) |  Macquarie university
(Hering Road) Precinct |
| ③ Shrimptons Quarter
- Waragal Birrung (Evening Star) | ⑦ North Ryde Riverside
- Narrami Badu-Gumada
(Connecting Water Spirit) |  North Ryde Station precinct |
| ④ Macquarie living Station
- Gari Nawi (Saltwater Canoe) | |  Stage 1 Neighbourhood
Master Plan |

Question 19. When will the department seek further landowner feedback?

The department will consider submissions to the place strategy exhibition, particularly where landowners provided site specific responses or submissions raised matters that can be considered at the detailed master planning stage. Further engagement with landowners is proposed throughout the master planning process.

Question 20. When will the Stage 1 rezoning proposal be exhibited for public comment?

The Stage 1 master plan and rezoning proposal is expected to be exhibited for comment in 2023.

Question 21. What happens next?

State government will begin work on the Stage 1 neighbourhood master plan and rezoning process.

Further consultation will be undertaken with relevant updates made to the Department of Planning and Environment website.

Any agencies, community interest groups, landowners and community members who made a submission during the place strategy public exhibition will be advised of the Stage 1 neighbourhood master plan and rezoning process when it is placed on public exhibition for comment.