

Scoping Report

BaptistCare Macquarie Park Master Plan

Submitted to Department of Planning and Environment
on behalf of BaptistCare c/o Ethos Urban Project Management

Ethos Urban acknowledges the Traditional Custodians of Country throughout Australia and recognises their continuing connection to land, waters and culture.

We acknowledge the Gadigal people, of the Eora Nation, the Traditional Custodians of the land where this document was prepared, and all peoples and nations from lands affected.

We pay our respects to their Elders past, present and emerging.



'Gura Bulga'

Liz Belanjee Cameron

'Gura Bulga' – translates to Warm Green Country. Representing New South Wales.

By using the green and blue colours to represent NSW, this painting unites the contrasting landscapes. The use of green symbolises tranquillity and health. The colour cyan, a greenish-blue, sparks feelings of calmness and reminds us of the importance of nature, while various shades of blue hues denote emotions of new beginnings and growth. The use of emerald green in this image speaks of place as a fluid moving topography of rhythmical connection, echoed by densely layered patterning and symbolic shapes which project the hypnotic vibrations of the earth, waterways and skies.

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1.0 Introduction

This Scoping Report has been prepared on behalf of BaptistCare (the Proponent) for the redevelopment of the site located at 157 Balaclava Road, Macquarie Park which is legally described as Lot 60 in DP 1107965. The site is a substantial 6.4 hectare parcel of land in Macquarie Park which adjoins Macquarie University to the north and west, private residential development and Morling College to the east, and Epping Road to the south. A segment of this block is occupied by a strata title allotment that is under separate ownership (SP9264).

A comprehensive Master Plan is being prepared for the site, recognising the recent changes to the planning controls under the *State Environmental Planning Policy (Housing) 2021* (Housing SEPP). The proposed Master Plan provides the overall vision for the precinct and the development of the site including the location and extent of uses and buildings, the road network, open space areas, public domain areas and the site's relationship to its context including the existing strata building located at 159-161 Epping Road which is owned by VIMG.

The proposed development is for the purposes of seniors housing including a residential care facility (RCF) and independent living units (ILUs), student accommodation (co-living), build to rent and build to sell residential flat buildings, a school, retail and community land uses. The Master Plan is State Significant Development (SSD) in accordance with Part 4 of the *Environmental Planning and Assessment Act 1979* (EP&A Act) and specifically includes a new school, build-to-rent and seniors housing which have capital investment values that specify these land uses as SSD. The remainder of land uses are an integral component of the overall Master Plan and are interrelated with the proposal and, therefore, need to be considered as part of the overall Master Plan SSD in accordance with clause 2.6(2) of the *State Environmental Planning Policy (Planning Systems) 2021* (Planning Systems SEPP).

The purpose of this Scoping Report is to request Secretary's Environmental Assessment Requirements (SEARs) for the preparation of an Environmental Impact Statement (EIS) for a Concept Proposal, to establish the overarching vision for the staged redevelopment of the site. The Scoping Report has been prepared in accordance with the Department of Planning and Environment's (DPE) *State Significant Development Guidelines* (2021). The report should be read in conjunction with the Scoping Summary Table prepared by Ethos Urban (**Appendix A**).

BaptistCare has considered the strategic intent of its Macquarie Park landholding for a number of years. The vision is to create a vibrant, mixed-use, community oriented development that includes provision for aged care, student and affordable housing, as well as residential uses. Other uses such as retail and commercial will complement the future development on the site and respond to the current zoning, and strategic objectives of the Macquarie Park Corridor.

BaptistCare has grown into one of the nation's most respected care providers, employing more than 3,600 staff, with a further 800 volunteers. They are a leading non for profit Christian based care organisation that has been servicing the aged and people living in disadvantage for over 70 years, supporting thousands of people throughout NSW and the ACT across 75 locations and offer a range of services and programs which include residential care facilities, at home services, retirement living, and community services such as affordable housing, no-interest loans, and services for women and children escaping violence. BaptistCare's key visioning principles include:

- *Community building – intergenerational living, diversity and inclusiveness and diverse housing types;*
- *Delivering our Mission – deliver financial security, aged care and residential living, affordable housing; and*
- *A Smart and Sustainable Precinct – designing with agility.*

Importantly, the proposed Master Plan will build on BaptistCare's visioning principles and service offering on the site, providing significant public benefits to the immediate and wider community including:

- Increased provision and a more diverse range of appropriate housing and aged care services at a site located within walking distance to public transport and social infrastructure. The proposal will provide for the co-

location of residential and mixed uses to meet the demand of a growing and ageing population in the Ryde LGA;

- The potential to include up to 190,000m² GFA dedicated to a range of land uses including:
 - Student Housing;
 - Seniors Housing;
 - Build to Rent;
 - Retail;
 - Residential;
 - Mixed uses including commercial and allied health; and
 - A school.
- The potential to include an increased provision of outdoor open space to allow residents, staff, visitors and the community to congregate and increase activation in and around the site. This will include a substantial network of pedestrian paths to provide safe access for residents, staff and visitors throughout the site and to provide further connections with the surrounding community; and
- Retention, celebration and improvement of the built form to respond to immediate surrounds and key ecological features to provide an inviting and relaxing space while retaining local community connections.

2.0 Strategic Context

This section sets out the key strategic issues that are relevant to the project justification and evaluation.

2.1 Project Justification

BaptistCare have identified the need upgrade and renew their significant landholding in Macquarie Park. Through the preparation of a Master Plan for the site, BaptistCare have identified opportunities to provide a range of residential, seniors housing, educational and commercial land uses to accommodate future demand and provide improved services on site. This comprehensive strategic assessment has affirmed the location of land uses, in line with the relevant strategic plans and policies and the existing and future land uses in Macquarie Park.

A review of these policies has determined that the proposed Master Plan for 157 Balaclava Road, Macquarie Park is a strategically supported and acceptable outcome for the site.

2.2 Site Context

The land that is subject of this Master Plan is located at 157 Epping Road, Macquarie Park and is an existing aged care and retirement village covering a significant 6.4 hectares under a single ownership. The BaptistCare site is situated upon the lands of the Darug Wallamatta people.

The site is strategically located adjacent to Macquarie University, on the corner of Epping Road and Balaclava Road, and is surrounded by other residential and mixed use development including Morling College to the east. A strata title site at 159-161 Epping Road is located in the north-west portion of the site fronting Epping Road. This site is under separate ownership and is subject to a development application for a residential flat building.

The current composition of the landholding includes three residential aged care facilities (providing over 300 beds) and Willandra Retirement Village (providing 130 independent living units). The site also has good pedestrian interface, with footpaths being provided along the site boundary and within the vicinity of the site.

The site's locational context is shown at **Figure 1** and a site aerial is shown at **Figure 2**. Further details of the site are provided in **Section 2.3**.

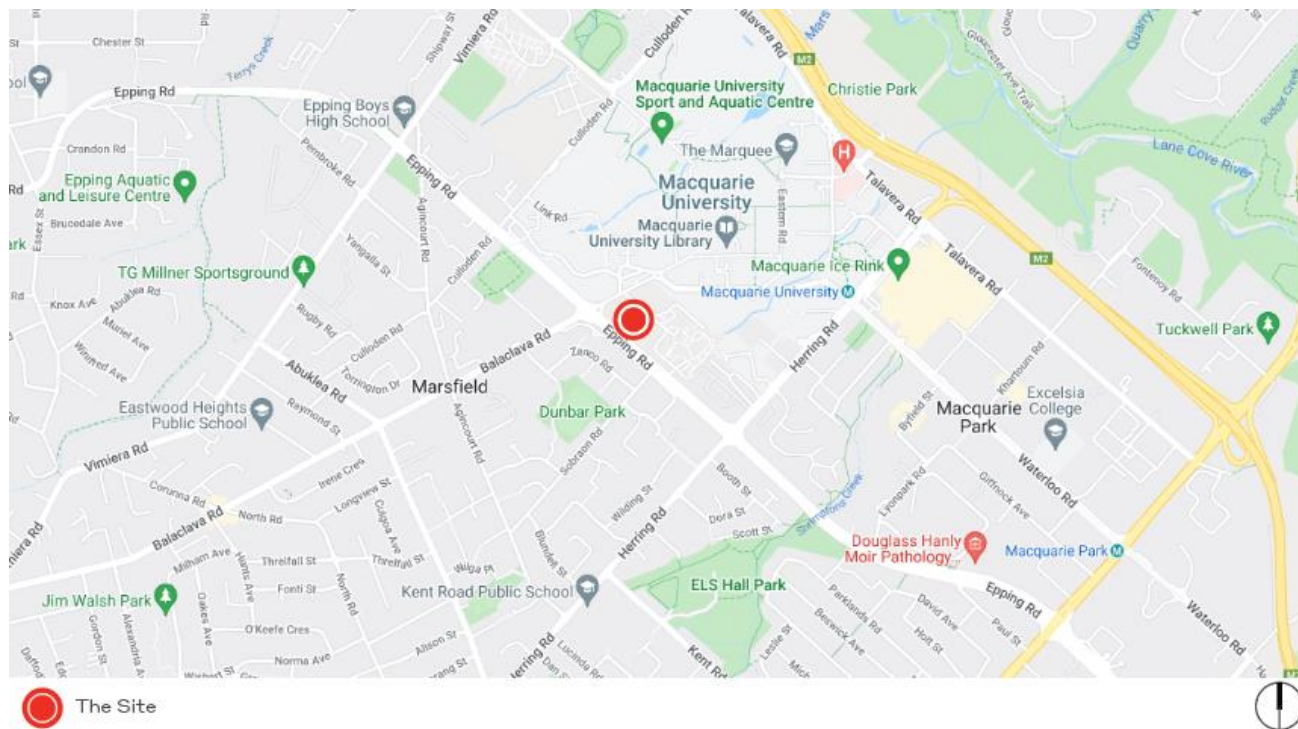


Figure 1 Site context

Source: Nearmap / Ethos Urban



Figure 2 Site aerial

Source: Nearmap / Ethos Urban

2.3 Key Site Features

A site analysis has been undertaken by BVN. The following section provides an overview of the key site features.

Existing Development

The BaptistCare site is a significant land holding with extensive street frontages to Balaclava Road and Epping Road (approximately 185m and 365m respectively). It accommodates several low-medium density buildings that are connected via internal footpaths and lower order road networks. The buildings accommodate aged care and retirement living and include the following:

- Residential care facilities providing various level of support including:
 - Cooina Court (68 rooms);
 - Dorothy Henderson Lodge (66 rooms, 13 dementia rooms);
 - Shalom Centre (163 beds); and
- Willandra Retirement Village (130 independent living units).

Throughout the site there are various areas of passive open space, with well matured trees and vegetation scattered along the existing streets and between buildings.

Towards the north-west fronting Epping Road, is a strata site (legally described as SP9264) that does not form part of the site or proposed Master Plan and is subject to an approved DA for a residential flat building.

Vegetation

The site is located in an urban area and comprises various areas of open space with mature trees and scattered vegetation. The vegetation includes traces of a remnant threatened ecological community (Sydney Turpentine Ironbark Forest) including two trees in the north eastern portion of the site. The site also comprises some planted native species and non-native (exotic) species.

The site has a gentle slope with a northerly aspect. It also comprises overland and ground water flows that feed into the riparian corridor in the northern corner of the site.

Heritage

The site is not heritage listed, nor is it located in a heritage conservation area. It is noted that while the adjoining Macquarie University site is entirely mapped as a local heritage item, the item of heritage significance specifically relates to ruins located over 600m north of the site within the Macquarie University Campus.

Flooding

The site is not identified on the *Ryde Local Environmental 2014* (RLEP 2014) as flood prone land, however, Council's Mapping System has identified the subject site as being affected by the 1 in 100 year ARI storm event and a portion of the site is identified within the Probable Maximum Flood event levels.

Transport and Accessibility

Various entry points to the site are provided off Balaclava Road and Epping Road which provide access to car parking for residents, staff and visitors with direct access to the retirement village and Residential Care Facilities buildings. Internal access roads including Eucalyptus Street, Bluegum Road and Gardenia Road provide additional connections throughout the site.

Public bus stops are located on Balaclava Road and Epping Road and the Macquarie University Metro service is located approximately 1km to the north-east of the site.

Surrounding Context

The area surrounding the site predominantly comprises low density residential development. Specifically:

- **North:** Directly to the north of the site is the Macquarie University Campus. Mars Creek traverses through the campus from the north. Beyond this is the M2 Motorway which is a major State road providing a regional connection from the east to the west.
- **East:** Directly to the east is the Morling Residential College and Dunmore Lang College. Along Herring Road is medium-high density residential development. Lane Cove National Park and Lane Cove River are located further east.
- **South:** Across Epping Road is the suburb of Marsfield comprising low-medium density residential development accessed off the Waring Street service road. Further south is Denistone East and Ryde Hospital.
- **West:** Across Balaclava Road is Macquarie University, medium density residential development and various sportsgrounds and open space.

The site's immediate context is shown at **Figure 3** below.



Figure 3 Immediate surrounding context

Relevant Strategic Plans

Table 1 provides a summary of the key strategic plans that identify the strategic context of the project.

Table 1 Summary of alignment with key strategic plans

Plan	Comment
Greater Sydney Region Plan	<p>The proposed redevelopment will support the vision of boosting Greater Sydney's liveability, productivity and sustainability. The proposal will closely align with the key priorities of the District Plan by:</p> <ul style="list-style-type: none"> • Integrating and targeting delivery of services and infrastructure to support population growth and respond to the needs of different population groups; • Increase housing supply and more diverse and affordable housing; • Integrating a diverse range of services on site; and

Plan	Comment
	<ul style="list-style-type: none"> • Providing additional employment opportunities within the Northern District to achieve the 30-minute city vision.
North District Plan	<p>The proposal will directly align with the objectives of the North District Plan by:</p> <ul style="list-style-type: none"> • Increasing housing supply and housing typologies to respond to population growth and changing demographics; • Providing well-connected community oriented community land uses; • Providing an improved built form and urban design; and • Recognising the importance of green links and high quality of open spaces to support walking, cycling and access to open space on the site and to the surrounds.
Ryde Local Strategic Planning Statement	<p>The site is identified on the Centres Structure Plan as part of the Health and Education Precinct, with the Epping Road corridor identified for the potential future transit link between Carlingford and Macquarie Park and improved bus connections near Macquarie University.</p> <p>The proposal will support the City of Ryde's 20 year vision by providing increased housing supply, affordability, diversity and amenity that will in turn support the local and regional economy.</p>
Draft Macquarie Park Place Strategy	<p>The draft Macquarie Park Place Strategy is a 20year plan for Macquarie Park intended to guide the transition from a business park to a vibrant commercial centre that supports job growth and liveability.</p> <p>The site is identified in the northern portion of the study area however, sits outside of the investigation area which is focused around Macquarie Park Metro Station and North Ryde Metro Station. A focus on movement and connections (bus networks, pedestrian / cycle networks, private vehicle movement), open space and land use and activities is focused on the study area. The framework plans do not specifically apply to the site.</p>

2.4 Cumulative Impacts

The proposed Master Plan for the BaptistCare site will deliver significant benefit to the community and is not expected to give rise to any unacceptable environmental impacts that cannot be appropriately managed, which will be assessed and confirmed in the preparation of the Environmental Impact Assessment. The Master Plan has had regard to the strata site which is currently under development as well as its proximity to Macquarie University and other surrounding residential development.

The proposal is considered to have positive impacts in the long term, providing more diverse housing options for the Ryde LGA and allowing residents to age in place. It will provide further connections to adjoining development and will enable an improved relationship and activation with Macquarie University and the immediate community. Overall, the impacts to the existing campus and surrounding region are expected to be relatively minimal and manageable.

2.5 Other Project Agreement

There are no existing or planned project agreements applicable to the project.

3.0 Project

3.1 Project Area

The project area comprises the allotments described in **Section 1.0**, which is the entire BaptistCare land holding. Where necessary, the EIS will also consider the interface and related works / activities required to achieve suitable interfaces to adjacent land outside of the site boundary.

3.2 Land Uses

The Master Plan has been prepared in accordance with the stated Visioning Principles which guide BaptistCare's service offering, with the aim to provide a high quality design that integrates with the surrounding area.

Table 2 provides a summary of the land uses which are proposed under the Master Plan and the indicative floor areas.

Table 2 *Proposed land uses and indicative floor areas*

Use	Indicative GFA
Student housing (co-living)	12,000m ²
Seniors housing (independent living and aged care)	72,000m ²
Build to rent	32,000m ²
Retail	12,000m ²
Mixed uses including commercial and allied health	1,000m ²
School	11,000m ²
Residential	50,000m ²
Total (indicative) GFA	190,000m²

The Master Plan will strategically locate these land uses across the site, where they will be linked by existing and future vehicle and pedestrian connections. Employment generating land uses are intended to activate the internal road network, with these uses complemented by high quality housing nearby. Connected walking and cycling routes will intertwine the precinct and provide connections to the wider public transport network with various north-south and east-west connections.

3.3 Conceptual Layout and Design

The proposed Master Plan includes 10 development lots with various land uses to support the vision for the precinct. The lots have been strategically located, responding to existing land uses surrounding the site and anticipated future development within the area.

The lots have been configured and aligned to create various building typologies and to accommodate the proposed land uses. Detailed consideration has been given with regard to the location of seniors housing / residential development and mixed uses to ensure appropriate amenity to each use. The proposed building heights will range from 5 storeys to 24 storeys.

The proposal does not seek approval for the carrying out of any works.

The following figure provides an indicative layout of the proposed future concept (indicative at this stage):



Figure 4 Potential master plan configuration

Future detailed DAs will be controlled by the Master Plan which will guide the land uses and built form of the site, setting particular parameters in relation to:

- Building siting and setbacks;
- Pedestrian permeability;
- Maximum building height;
- Overshadowing;
- Infrastructure provision including road network and pedestrian and cycle routes;
- Urban Design and activation
- Landscaping; and
- Distribution of land uses.

3.4 Analysis of Alternatives

As part of the early investigations for redevelopment, a variety of options were considered in arriving at the proposal. These include:

- **Do nothing:** Continued use of an ageing village and dated facilities that are meeting the end of its economic life. This is undesirable as it will not meet the future needs of the growing and ageing population and the aged care offering is required to be upgraded to meet modern day standards of care.
- **Alternate site:** Given the significant landholding the alternate sites for this service offering was not considered appropriate. Technical analysis and consideration of the project objectives determined that the redevelopment of the existing BaptistCare site was preferred.
- **Alternative options at existing site:** Alternative options were considered for the site, with the current proposal being preferred due to existing built form and environmental constraints.

4.0 Statutory Context

A summary of the relevant statutory requirements is identified in **Table 3**.

Table 3 Relevant Statutory Requirements

Matter	Consideration
Power to grant consent	<p>The proposed development is for the purposes of seniors housing (including RCF and ILUs), student accommodation (co-living), build to rent and build to sell residential flat buildings, school, retail and community land uses. The Master Plan is State Significant Development in accordance with Part 4 of the <i>Environmental Planning and Assessment Act 1979</i> (EP&A Act). Specifically, it comprises the following development specified in Schedule 1 of the Planning Systems SEPP:</p> <ul style="list-style-type: none"> • Clause 15 – the proposal includes a new school with a capital investment of more than \$20million • Clause 27 – the proposal includes build-to-rent housing with a capital investment value of more than \$100million • Clause 28 – the proposal includes seniors housing (including RCF) with a capital investment value of more than \$30million <p>Clause 2.6(2) of the Planning Systems SEPP states that “If a single proposed development the subject of one development application comprises development that is only partly State significant development declared under subsection (1), the remainder of the development is also declared to be State significant development, except for—</p> <p>(a) so much of the remainder of the development as the Director-General determines is not sufficiently related to the State significant development, and ...”</p> <p>In this regard, 110,000m² of floor space is attributed to the school, seniors housing and build to rent components. This equates to between 58% of the total Master Plan floor space. The remainder of land uses are an integral component of the overall Master Plan and are interrelated with the proposal and, therefore, need to be considered as part of the overall Master Plan SSD.</p> <p>An Environmental Impact Statement (EIS) would be submitted in support of the SSDA, prepared in accordance with Schedule 2 of the <i>Environmental Planning and Assessment Regulation 2000</i>.</p>
Permissibility	The site is located on land which is subject to the RLEP 2014. The site is zoned B4 Mixed Use. Development for the purposes of seniors housing, residential accommodation, retail, community and commercial land uses are permissible in the zone.
Key development standards	<p>The site has a maximum building height of 45m and an FSR of 2.5:1.</p> <p>The GFA will comply with the relevant bonuses available under the Housing SEPP, including for seniors housing and affordable housing. The GFA bonuses will result in variations to the height development standard which will be addressed through a Clause 4.6 variation request looking at the specific urban design and planning aspects of the site.</p>
Other approvals	<p><i>Biodiversity Conservation Act 2016</i> – due to the presence of the endangered communities and native vegetation, a waiver or a Biodiversity Development Assessment Report will be prepared as part of the SSD application.</p> <p>Approvals not applicable:</p> <ul style="list-style-type: none"> • Rural Fires Act 1997 – the site is not identified as bushfire prone land. <p>Consistent approvals:</p> <ul style="list-style-type: none"> • a consent under section 138 of the Roads Act 1993
Pre-conditions to exercise the power to grant consent	<ul style="list-style-type: none"> • RLEP 2014 – clause 2.3 and 6.3 • <i>State Environmental Planning Policy (Housing) 2021</i> • <i>State Environmental Planning Policy (Resilience and Hazards) 2021</i> • In accordance with Section 4.23 of the EP&A Act, the concept development application, takes place of a Site Specific DCP to guide the future development within the precinct. We note, however, that there is no statutory requirement under the RLEP 2014 to prepare a site-specific DCP for this site.
Mandatory matters for consideration	<ul style="list-style-type: none"> • State Environmental Planning Policy (Planning Systems) 2021 • State Environmental Planning Policy No 65—Design Quality of Residential Apartment Development as relevant specific residential land uses that are subject to SEPP 65

Matter	Consideration
	<ul style="list-style-type: none"> State Environmental Planning Policy (Industry and Employment) 2021

5.0 Engagement

The Proponent and project team have undertaken preliminary consultation in relation to this project. This includes the following:

- Discussions with the City of Ryde Council dating back to 2018 where previous schemes were presented by Bates Smart. This has subsequently been amended as part of the revised BVN Design.
- Consultation with Morling College and Macquarie University in December 2021 and February 2022. Ongoing consultation with existing residents on site has also been undertaken.

Additional engagement will further be undertaken to inform the preparation of the EIS and on an ongoing basis throughout the life of the project. Issues raised in pre-lodgement consultation will be documented in the Consultation Outcomes Report which accompanies the EIS. In addition, BaptistCare will undertake engagement with the following government and industry stakeholders:

- Department of Planning and Environment;
- Transport for NSW;
- DPE's Environment, Energy and Science Group;
- City of Ryde Council;
- State Design Review Panel; and
- Service Providers – Ausgrid, Jemena, Sydney Water.

6.0 Proposed Assessment of Impacts

This section provides an overview of the key matters requiring further assessment in the EIS and the proposed approach to assessing each of these matters. The purpose of considering these factors at this stage is to inform the preparation of the SEARs which will guide the preparation of the detailed EIS.

The following sections should be read in conjunction with the scoping summary tables provided at **Appendix A**.

6.1 Matters Requiring Further Assessment in EIS

6.1.1 Built Form and Urban Design

The concept proposal will promote good urban design by facilitating connectivity with a convenient/unambiguous sense of address. The concept proposal will be subject to an assessment with regard to the siting, height and massing of the proposed built form in the context of the existing built form and the surrounding landscape.

The Concept SSDA will seek approval for appropriate 'loose-fit' building envelopes, with the detailed design of buildings within these envelopes to be developed with the subsequent Detailed DAs.

The Concept SSDA will include a Design Report that address the desired future quality of the development, including:

- The design quality of the future building, including design principles and functional objectives;

- The height, bulk and scale of any new built form additions;
- The project's interface with surrounding public domain and public domain treatments;
- The impact of the project on pedestrian connectivity, view corridors and site permeability; and
- Relationship with surrounding development and street frontages.

Key technical studies to inform the EIS will include:

- Design Report, addressing the site context, key built form issues and including and response to any feedback provided by the State Design Review Panel;
- Proposed 'loose-fit' building envelope drawings; and
- Reference plans identifying a 'test case' for how buildings might be designed within the proposed building envelopes.

6.1.2 Connecting with Country

Prior to awarding an urban design contract, BaptistCare undertook a design competition process where multiple firms provided a tender. This included some of the country's top tier design firms. The successful urban designer, BVN was awarded the master planning work based on its ability to translate the place-based and visioning principles endorsed by the BaptistCare Board. In addition, the winning design scheme also demonstrated the various chronological 'layers' of the site's evolution including an indigenous layer which is demonstrated in the attached Preliminary Master Plan.

The BaptistCare Macquarie Park Master Plan will be informed by the Designing with Country Framework. The proposal will seek to celebrate the enduring spirit of Country, with acknowledgement of the qualities of place, protecting land and water and sky informing the proposal.

The Connecting with Country response will continue to be progressed throughout the design phase of the project.

The EIS will be accompanied by the following key documents:

- Design Report including Connecting with Country engagement and design response; and
- Aboriginal Cultural Heritage Assessment Report.

6.1.3 Environmental Amenity

The Master Plan will be the subject of a merit assessment having regard to the siting, height and massing of the proposed development in the context of the surrounding development and landscape. The following key impacts have been considered in the design of the building envelope (and will inform any assessment of development carried out on the site):

- Bulk and scale of development;
- Compatibility with the local character of surrounding area;
- View impacts to surrounding residents;
- Visual impact of the development; and
- Overshadowing impacts to nearby residents.

The Concept SSDA will also address key environmental amenity issues associated with the loose-fit envelope with regard to matters such as overshadowing, wind effects and reflectivity.

Key technical studies to inform the EIS will include:

- Amenity assessment with respect to solar access and overshadowing;
- Visual Impact Assessment; and
- Wind assessment/conditions review.

6.1.4 Biodiversity

Section 7.9 of the *Biodiversity Conservation Act 2016* requires that an EIS submitted with an SSD application be accompanied by a Biodiversity Development Assessment Report (BDAR) unless the Planning Agency Head and the Environment Agency Head determine that the proposed development is not likely to have any significant impact on biodiversity values.

The site comprises a remnant community of the threatened ecological community, Sydney Turpentine Ironbark Forest as well as some native species across the site. Any development undertaken will need to consider the impact of any works on these communities and ensure that the existing plant community is protected as much as possible.

As such, the EIS will either be accompanied by a waiver or a BDAR. An Arboricultural Impact Assessment report will also be prepared that will address the impact on trees on the site and around the proposed development.

The project team will undertake early consultation with the relevant agencies, which will inform the SSD application.

6.1.5 Access and Transport

The Concept SSDA will be required to consider the relationship between the proposed development and surrounding transport infrastructure, including:

- Existing local bus stops provided on Epping Road and Balaclava Road;
- Current and planned car parking provision on site;
- Proximity to Macquarie University Metro;
- Existing ambulance entry and parking bays on site; and
- Local streets which convey local pedestrian and cyclist movements.

The EIS will be informed by a Transport Impact Assessment which considers the impacts of the project and transport requirements of future development in accordance with the Concept Proposal in respect of matters such as traffic generation, loading/servicing requirements, construction traffic and public transport impacts.

6.1.6 Social Impacts

The social impacts resulting from the proposal will be detailed in the EIS. Anticipated social and economic benefits include:

- Significantly improved aged care and retirement living service offering;
- Increased provision and diversity of residential development including affordable housing options;
- Provision of an educational establishment to meet expected population growth;
- Creation of construction and operational jobs;
- Direct and indirect benefits to the local economy; and
- Enhancement of the visual amenity of the site through development of well-designed, high-quality buildings and associated facilities, along with significant landscaping.

A Social Impact Assessment (SIA) will be submitted with the EIS. The report will address the expected social impacts of the project, including any mitigation measures as necessary. The SIA will have regard to the Social Impact Assessment Guideline for State Significant Development (DPIE 2021).

6.1.7 Hazards, Risks, Contamination, Remediation and Land

Storage of dangerous goods and hazardous materials is not envisaged, and detailed operational parameters will be addressed as part of a future Detailed Development Application. The development is not adjacent to or on land in any pipeline corridors.

The EIS will be informed by a Phase 1 Preliminary Site Contamination Investigation prepared in accordance with the requirements of Resilience and Hazards SEPP. If required as a result of the findings of the Phase 1 investigation, a Phase 2 Detailed Site Investigation and Remediation Action Plan (if required) will be prepared in accordance with the requirements of Resilience and Hazards SEPP and the Managing Land Contamination Planning Guidelines to inform and accompany the future Detailed Development Application.

The EIS will also be informed by technical studies which address the existing geotechnical conditions of the site, groundwater and the potential for acid sulfate soils.

6.1.8 Flooding

As discussed, Council's Mapping System has identified the subject site as being affected by the 1 in 100 year ARI storm event and a portion of the site is identified within the Probable Maximum Flood event level.

The Master Plan has been informed in consultation with civil engineers to assess the potential flood impact and mitigation measures to be considered. The EIS will be supported by technical studies which will address the conditions of the site and the proposed Master Plan.

6.1.9 Environmentally Sustainable Development

An assessment will be undertaken to demonstrate how the principles of ESD have been incorporated into the Concept SSDA.

6.1.10 Infrastructure and Servicing

Consultation will be undertaken with all relevant service providers in relation to any required capacity augmentation of existing services to the site. An Infrastructure and Services Management Plan will be provided with the EIS.

6.2 Matters Requiring Assessment in Future Stages

Section 4.22(5) of the EP&A Act provides that when considering the likely impact of the development the subject of a Concept SSDA, the consent authority need only consider the likely impact of the concept proposals and does not need to consider the likely impact of the carrying out of development that may be the subject of subsequent DAs. To this effect, the Scoping Report addresses the likely impacts associated with the Concept Proposal, with further detailed environmental assessment of the effects of carrying out the detailed development to be the subject of a subsequent detailed DA. The detailed DA would be subject to the SEARs issued for that DA and any Future Environmental Assessment Requirements imposed in the determination of the Master Plan.

Matters not requiring further assessment as part of the EIS prepared for the Master Plan, but which will be required to be assessed as part of the EIS for the future Detailed DAs include:

- Construction site management, including construction traffic management;
- Air Quality;
- Noise and vibration;
- Water Quality and Stormwater Management;
- Architectural detailing, materiality;
- Operational details;
- Compliance with BCA and Accessibility Standards; and
- Services.

7.0 Conclusion

The redevelopment of BaptistCare's landholding in Macquarie Park will be a significant investment in the Ryde LGA and will upgrade the existing aged care and retirement living site, to support the co-location of residential land uses and mixed uses. The proposal will facilitate improved architecture, urban design and landscape solutions for the site whereby new residents, staff and visitors will benefit from additional pedestrian links, open space and community facilities.

This Scoping Report has outlined preliminary information regarding the site, the project, the strategic and statutory context and planned and ongoing stakeholder engagement. The scoping of the proposed assessment of impacts within the Environmental Impact Statement for the Concept Proposal will permit DPE and the other government agencies to prepare and issue the Project Specific SEARs.

Appendix A Scoping Summary Table

Level of Assessment	Matter	CIA	Engagement	Relevant Government Plans, Policies and Guidelines	Scoping Report Reference
Standard	Access – access to property, traffic and parking	N	Standard	State Environmental Planning Policy Transport and Infrastructure 2021 Guide to Traffic Management – Part 3 Traffic Studies and Analysis (Austroads, 2013) NSW Bicycle Guidelines (RTA, 2003) Guide to Traffic Generating Developments Version 2.2 (RTA, 2002).	Section 6.1.5
Standard	Access – roads and rail facilities	N	Standard	Development Near Rail Corridors and Busy Roads – Interim Guidelines (Department of Planning, 2008)	Section 6.1.5
Standard	Amenity – noise and vibration	N	Standard	Construction Noise Strategy (Transport for NSW, 2012) Interim Construction Noise Guideline (Department of Environment, Climate Change and Water, 2009) NSW Industrial Noise Policy (Environment Protection Authority, 2000) NSW Road Noise Policy (Environment Protection Authority, 2011) Assessing Vibration: A Technical Guideline (Department of Environment and Conservation, 2006) German Standard DIN 4150-3: Structural Vibration – Effects of Vibration on Structures Environmental Noise Management Assessing Vibration: A Technical Guideline (Department of Environment and Conservation, 2006)	N/A
Standard	Amenity - visual	N	Standard	Refer to Scoping Report for further discussion on assessment approach.	Section 6.1.3
Standard	Built environment – private property	N	Standard	The Concept SSDA will not result in any direct private property impacts.	Section 6.1.3
Standard	Built environment – public land	N	Standard	Ryde Public Domain Technical Manual (2020)	Section 6.1.3
Standard	Built environment – design quality	N	Standard	Refer to Scoping Report for further discussion on assessment approach.	Section 6.1.3
Standard	Economic - livelihood	N	Standard	Refer to Scoping Report for further discussion on assessment approach.	Section 6.1.3
Standard	Hazards and Risks - waste	N	Standard	Waste Classification Guidelines (DECCW, 2009) City of Ryde Waste Management Strategy	N/A
Standard	Hazards and Risks - flooding	N	Standard	The relevant flood studies	Section 6.1.8

Level of Assessment	Matter	CIA	Engagement	Relevant Government Plans, Policies and Guidelines	Scoping Report Reference
Standard	Hazards and Risks – land contamination	N	Standard	<i>Protection of the Environment Operations Act 1997</i> <i>Contaminated Land Management Act 1997</i> Managing Land Contamination: Planning Guideline (SEPP 55) (Department of Urban Affairs and Planning and Environment Protection Authority, 1998) Guidelines on the Duty to Report Land Contamination Resilience and Hazards SEPP 2021 National environment protection (assessment of site contamination) measure	Section 6.1.7
Standard	Hazards and Risks – hazardous materials and dangerous goods	N	Standard	Resilience and Hazards SEPP 2021 Hazardous Industry Planning Advisory Paper No.6 – Hazard Analysis (HIPAP No. 6) Australian Code of Transportation of Dangerous Goods by Road and Rail (ADG7.6).	Section 6.1.7
Standard	Heritage - Aboriginal	N	Consultation with Registered Aboriginal Parties	<i>National Parks and Wildlife Act 1974</i> Guide to Investigating, Assessing and Reporting on Aboriginal Cultural Heritage in NSW 2011 Aboriginal Cultural Heritage Consultation Requirements for Proponents 2010 Code of Practice for Archaeological Investigation of Aboriginal Objects in NSW 2010 GANSW Designing with Country Framework GANSW Connecting with Country Guidelines	Section 6.1.2
Standard	Social - community	N	Standard	Social Impact Assessment Guidelines for State Significant Projects (Department of Planning Industry and Environment, 2021)	Section 6.1.6
Standard	Ecological	N	Standard	<i>Environmental Protection and Biodiversity Conservation Act 1999</i> <i>Biodiversity Conservation Act 2016</i> Ryde Tree Management Technical Manual <i>State Environmental Planning Policy (Biodiversity and Conservation) 2021</i>	Section 6.1.4
Standard	Bushfire	N	Standard	<i>Rural Fires Act 1997</i> Planning for Bushfire Protection 2019	Section 6.1.4