

BaptistCare Macquarie Park Master Plan

Consultation Outcomes Report

State Significant Development, Development Application (SSD DA)

Prepared for BaptistCare

November 2022

November 2022

Public



Table of contents

1	Introduction	1
1.1	Introduction.....	1
1.2	The site.....	1
1.3	Consultation objectives.....	3
	Engaging our community	3
1.4	Building on previous consultation.....	4
2	Consulting with the community	5
2.1	Engagement overview	5
2.2	Willandra drop-in session.....	6
2.2.1	Connections and accessibility.....	6
2.2.2	Intergenerational Living and the inclusion of a school.....	6
2.2.3	Traffic Management	7
2.2.4	Retail.....	7
2.2.5	Access to Nature.....	7
2.2.6	Timeframes and value.....	7
2.3	Community Drop-in Session	8
2.3.1	Support for the long-term plans	8
2.3.2	School.....	8
2.3.3	Environmental.....	8
2.3.4	Retail.....	8
2.3.5	Vertical village	8
2.3.6	Aged Care onsite	9
2.4	BaptistCare Macquarie Park Webinars	9
2.4.1	Diverse and Intergenerational living	11
2.4.2	School.....	11
2.4.3	Retail.....	11
2.4.4	Residential Aged Care	11
2.4.5	Green spaces and connections	12
2.4.6	Building Design.....	12

3	Consultation with external and agency stakeholders	13
4	Consistency with SSDA Engagement Guidelines	16
5	Appendix A: City of Ryde Meeting Minutes.....	18
6	Appendix B: City of Ryde Engineering Meeting Outcomes	21
7	Appendix C: Fire & Rescue NSW Correspondence	22
8	Appendix D: NSW SES Correspondence	25
9	Appendix E: Government Architect (State Design Review Panel) Meeting Minutes	26
10	Appendix F: TfNSW Meeting Minutes	32
11	Appendix G: Biodiversity Conservation Division Correspondence	33
12	Appendix H: NSW Police Correspondence	34

1 Introduction

1.1 Introduction

This report has been prepared to accompany a State Significant Development Applications (SSDA) for a Concept Master Plan (SSD-46561712) which also details components of a Stage 1 Vertical Village SSD-46561716) for the site located at 157 Balaclava Road, Macquarie Park.

The concept SSDA seeks consent for the following:

- A mixed-use development comprising a maximum GFA of 190,000m² 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.
- Maximum building heights and GFA for each development block;
- Public domain landscape concept, including parks, streets and pedestrian connections;
- Vehicular and intersection upgrades.

The Stage 1 Masterplan SSDA seeks consent for the following:

- Staged demolition of the area known as Willandra Village (retirement village) and Coinda Court (residential care facility)
- Redevelopment of ‘Superlot 4’ for the purposes of a Vertical Village comprising:
 - 96-bed residential care facility;
 - 149 independent living units;
- Onsite facilities including communal areas, restaurant, wellbeing and allied health, hairdresser, hydrotherapy pool and back-of-house administration areas; and
- Car parking
- Site enabling works including:
 - Redevelopment of the existing internal road network retaining access points at Epping and Balaclava Road, and establishing future provisions for an entry point from Herring Road via Morling College
- Provision and establishment of infrastructure services works, including power, telecommunications, gas, water and sewer; and
- On-site detention works.

1.2 The site

The site is located at 157 Balaclava Road, Macquarie Park and is legally identified as Lot 60 in DP 1107965. The site is located near the corner of Herring Road and Epping Road within the City of Ryde Local Government Area (LGA). It is

directly south of Macquarie University and in close proximity to Macquarie Shopping Centre. The surrounding area is characterised by a mix of commercial and education uses, as well as student accommodation and residential dwellings.

The site comprises a significant land holding with street frontages to Balaclava Road and Epping Road. It currently accommodates several low-medium density buildings that are connected via internal footpaths and lower order road networks. The total site area of the BaptistCare landholding is 63,871m².

Figure 1 – Location Plan



This report has been prepared in response to the Secretary’s Environmental Assessment Requirements (SEARS) for the Concept Master Plan dated 17 August 2022 for SSD-46561712. Specifically, this report has been prepared to respond to those SEARS summarised in Table 1.

TABLE 1 - SEARs requirements		
Item	Description of Requirement	Section Reference (this report)
Engagement	<p>During the preparation of the EIS, you must consult with the relevant local, State or Commonwealth Government authorities, service providers, community groups and affected landowners.</p> <p>In particular, you must consult with:</p> <ul style="list-style-type: none"> — City of Ryde Council — Fire and Rescue NSW — NSW State Emergency Services — Transport for NSW — Biodiversity Conservation Division — Government Architect — NSW Police 	<p>Stakeholder consultation: Section 3</p> <p>Neighbouring residents and the local community: Section 2.</p>

	<ul style="list-style-type: none"> — Sydney Water — Ausgrid — Macquarie University — Macquarie Baptist Church — Neighbouring residents and the local community. <p>The EIS must detail the engagement undertaken and demonstrate how it was consistent with the <i>Undertaking Engagement Guidelines</i> for State Significant Projects. The EIS must detail how issues raised and feedback provided has been considered and responded to in the project.</p>	
--	--	--

1.3 Consultation objectives

BaptistCare engaged WSP to support the communications and consultation with key stakeholders and the community about the proposed site uses. WSP has designed and coordinated a program of engagement to meet the following objectives:

- Raise community and key stakeholder awareness of BaptistCare’s plans for the future of the site
- Report back to the community on how the previous consultation has influenced the proposal
- Ensure meaningful, inclusive, relevant and proportionate engagement that is tailored to the needs of the community
- Embrace in-person and online engagement tools to encourage and maximise participation and reassurance for impacted stakeholders.
- Outline in a meaningful way how the proposal will affect stakeholders and the local community, and any potential impacts that may be felt
- Understand community and stakeholder feedback – including concerns and issues
- Contribute to better planning outcomes.

Consultation has also been designed to comply with:

- The Secretary’s Environmental Assessment Requirements (SEARs) for engagement (see Table 1)
- DPE’s Undertaking Engagement Guidelines for State Significant Projects (Nov 2021)
- DPE’s Community Participation Plan.

Engaging our community

BaptistCare Macquarie Park has an existing community of staff, residents and their families whom all have various levels of interest and apprehension towards any impending change on site. As a faith-based organisation that has been serving seniors and vulnerable people living with disadvantage since 1944, it was imperative to the organisation to prioritise the well-being of the community from the onset. This included ensuring they were kept informed and engaged throughout the project.

1.4 Building on previous consultation



Since 2020, BaptistCare has carried out a thorough program of consultation and engagement within their community of Macquarie Park residents, families and staff. This consultation has been designed to ensure the community is informed of the investigations and to provide them with a range of opportunities to have their say about the future of the Macquarie Park site. As the people who know the site best, the BaptistCare Macquarie Park community have provided valuable feedback on opportunities for the future of the site.

2020: In 2020, BaptistCare carried out a visioning process with its community to listen to their views about what works well at the site, what is missing, and what options could be considered for the future of the site. This consultation included 11 engagement events, and 202 community members were involved.

2021: In 2021, BaptistCare carried out three rounds of communications and engagement with the BaptistCare Macquarie Park Community. This included plans for Stage 1 Vertical Village at Macquarie Park.

Early 2022: In May 2022, The BaptistCare Community were notified about BaptistCare's decision to relocate Willandra Village residents by mid-2025 to allow for the construction of the vertical village. This information was delivered to residents in-person and in writing and were provided with a range of opportunities to ask questions and discuss the next steps, including calling the project team, emailing the project team or scheduling a one-on-one meeting.

Mid-2022: In mid-2022 BaptistCare engaged with their Macquarie Park community, as well as the wider community and stakeholders, to seek input and feedback on their plans for a Master Plan and Stage 1 Vertical Village at the Macquarie Park site. The outcomes of this consultation are detailed in this report.

Since the conversation began with the community, BaptistCare set about ensuring frequent communication across many channels using a range of tools and techniques.

Since 2020, BaptistCare has communicated frequently with its community of residents, families and staff using a range of tools and techniques.

They include:

- Frequent newsletter updates about the process
- Frequently Asked Questions - updated regularly and distributed to residents
- A project website with information updated regularly
- An email address for the community to ask questions
- BaptistCare Hotline - a dedicated phone line that was manned Monday to Friday
- Webinars for residents, staff, families and the wider public
- Drop-in sessions for residents
- Updates to the Willandra Resident Committee.

BaptistCare Macquarie Park is an operational Aged Care and Retirement Living environment, as part of the Master Plan and Vertical Village redevelopment, it is proposed that the redevelopment progress in stages, commencing with the eastern portion of the site, being the Willandra Village (retirement village). BaptistCare informed residents of the relocation of the Willandra Village in May 2022.

2 Consulting with the community

2.1 Engagement overview

Throughout 2022, BaptistCare consulted with key stakeholders including residents, families and staff, as well as the wider community, to inform them of the proposed Master Plan and Stage 1 Vertical Village. This consultation included the following activities:

Activity	Description
Willandra drop-in session	A face-to-face drop-in session was held for Willandra Residents on 28 July from 10am to 1pm. Residents were given information about the Vertical Village and proposed future uses of the Master Plan and invited to provide feedback.
Newsletter	A newsletter was shared with all BaptistCare Macquarie Park Residential Aged Care (RAC) residents, their families and staff on Friday 28 July. The newsletter provided information about the proposed future site uses of the Master Plan, including the Vertical Village. Recipients were invited to contact the project team with any feedback or attend a webinar.
BaptistCare community webinar	Two webinars were held for RAC residents and their families on Thursday 1 August and Wednesday 31 September. Participants were presented with the proposed site uses of the Master Plan including the Vertical Village and were invited to ask questions or share their thoughts in a Q&A session.
Postcard	<p>A postcard was sent to all businesses and residences within 1km of BaptistCare Macquarie Park, including approximately 5,665 residences and 335 businesses. This postcard provided high-level information about the Master Plan and Stage 1, shared a link with the project webpage and invited the community to the public drop-in session and public webinar.</p> <p>As the webinar was originally scheduled to take place on Thursday 22 September, which became a public holiday, a 'change of date' notice for Monday 26 September was issued to all residences and businesses ahead of the webinar.</p>
Public drop-in session	A drop-in session was held for the community on Saturday 24 September from 10am to 12pm. Attendees were given information about the Vertical Village and proposed future uses of the Master Plan and invited to provide feedback and ask questions.
Public webinar	A webinar was held on Monday 26 September from 6pm to 7pm. Participants were presented with the proposed site uses of the Master Plan including Stage 1 Vertical Village and were invited to ask questions or share their thoughts in a Q&A session.
Website, email and call centre	A project website was established in 2021 to provide the community with the latest information about the proposed site renewal. This website is updated frequently to include information about the proposed site uses in the Master Plan as well as Stage 1 (the Vertical Village).

Feedback captured during this consultation was largely positive. Participants were supportive of the intergenerational community proposed for the site, the combined aged care services, maximising green space and access to nature, the opportunity for a school and the variety of a retail and general services and amenities offering proposed on-site.

Concerns that were raised largely came from current BaptistCare Macquarie Park residents who had questions about the relocation process and the height of the Vertical Village.

2.2 Willandra drop-in session

This drop-in session was held for residents of BaptistCare's Willandra Village, the retirement living village at the Macquarie Park site. The session was held on 28 July from 10am to 1pm where 30 residents attended the session. Communications and engagement based on the latest scheme commenced in 2020 and have been frequent and progressive over the last few years (see section 1.3 of this report). Facilitated by BaptistCare and the design team, the drop-in session provided an overview of the last design scheme for the master plan and stage 1 vertical village, and provided an opportunity for residents to liaise with the architects, project managers and landscape consultants etc.

A summary of the feedback and key themes can be found below:

- Support for the overall master plan and proposed site uses
- Support for the concept of intergenerational living
- Discontent with the village going from low-lying to a vertical environment
- The Willandra relocation
- Public accessibility and traffic
- Residents expressed a strong desire to return to the Vertical Village upon completion.
- Staging and timing on exiting RAC

2.2.1 *Connections and accessibility*

A big drawback for many current residents is the location of the village to nearby transport options, retail and health needs. Residents said they support improved access to the local area, as well as better connectivity around BaptistCare Macquarie Park.

- “The route to the train station and access to bus stops is so important. I can see that the new plans enhance access routes with more walking paths. It seems more accessible. Some people still go to work and require easy access during construction stages”
- “It seems like a walkable site”
- “Access/connections and access to Macquarie Centre and the hospital is very important”
- “The location of the village is key. So many of us (residents) would like to come back!”
- “I know you will have more parking. As we (residents) get older, we get more visitors and services, and it's not just residents that need parking – the physio etc. So, we will need more parking than they have now”
- “Will this mean that the site will become more community-focused because at the moment it is almost like a private property? It would be better for more community access”

2.2.2 *Intergenerational Living and the inclusion of a school*

Many of the attendees expressed interest in the concept of ‘intergenerational living’ and some wanted to know more about the school that is proposed on the site.

- “I like how it will be multigenerational”
- “I like the idea of intergenerational. The only problem is, I will be 94 when it's finished!”

- “It’s been a great shame that we haven’t linked with the kindergarten (COVID). I like that there will be opportunities with the school. I’d love to come back!”
- “What kind of school?”

2.2.3 *Traffic Management*

Several residents had questions about traffic management and resident safety at the renewed site.

- “There needs to be consideration given to the safety of entry/ exit into the site as the master plan is realized”
- “How do the plans propose to ensure there’s better access?”
- “How will you manage pedestrian safety?”

2.2.4 *Retail*

Many resident attendees expressed interest in what type of retail will be offered onsite and loved the idea of having access to a variety of services as proposed in the Master Plan.

- “What type of retail will be available in the vertical village?”
- “Will there be a basement for the retail precinct?”
- “Retail at ground level, that seems to be the new trend for convenience”
- “I love this idea of variety and access to food and other retail options.”
- “When will this be ready?”
- “Lots of other places have coffee at ground level, it’s great to have this service onsite!”

2.2.5 *Access to Nature*

Many of the residents who attended expressed positive feedback about access to nature and maximising green space.

- “Access to nature. I love what’s proposed and this is what we (residents) love about Willandra.”
- “That looks like the hanging gardens of Babylon.”
- “Green landscaping plan – looks magnificent!”

2.2.6 *Timeframes and value*

There were several questions about the timeframes for the renewal and the value of the renewal for BaptistCare.

- “Future stages? But why are you doing this now?”
- “What is the total value of the site?”
- “When will the RAC be demolition, being Cooina Court, Dorothy Henderson Lodge and Shalom?”

BaptistCare’s response to feedback on the Master Plan

BaptistCare is encouraged by the feedback we have received from Willandra residents on the Master Plan. In developing the Master Plan and its proposed site uses, BaptistCare has taken into consideration the feedback they have received from their Macquarie Park community since 2020, including a desire for intergenerational living, the importance of natural light and enhanced green spaces.

BaptistCare will continue to engage and inform its community throughout this renewal process, including keeping residents informed of any updates to timeframes for the renewal of the RAC facilities.

There was extensive feedback received from the Willandra Drop-in Session related to the Vertical Village (SSD-46561716). A summary of the feedback and key themes raised during the drop-in session will be covered in a separate SSDA package of information.

2.3 Community Drop-in Session

A drop-in session was held for the wider community on Saturday 24 September from 10am to 12pm. Three members of the community attended the drop-in session.

The following themes were evident during the session:

2.3.1 *Support for the long-term plans*

Two of the three attendees provided overtly supportive comments about the long-term plans for the site. Primarily these comments were in relation to the site opening up to the wider community and becoming a walkable destination and thoroughfare to the wider Macquarie Park area.

- “You’ve got big plans for the site!”
- “So, from what I can see you will be opening the site up to the public and other uses. Great!”
- “It will be so lovely to walk through this site. I definitely support that.”
- “I’d love to be able to walk to Macquarie Centre through your site.”

2.3.2 *School*

Two of the three attendees were curious about the functioning of the school and its operations, as well as the impact this might have on traffic in the local area.

- “What sort of school – primary or high school, public or private?”
- “Will you create connections between the elderly residents on site and the school children?”
- “It would be good to see if you can have strong relationships between the aged-on site and the school kids – like that TV show on ABC.”
- “Schools create traffic, how will you manage this?”

2.3.3 *Environmental*

One attendee shared feedback and asked questions about the environmental impacts for the site.

- “What about the creek? Have you factored that in?”
- “How will you deal with flooding risks for the site?”
- “Once the trees are gone, they are gone. What will compel BaptistCare to retain all the green space you say you value?”

2.3.4 *Retail*

One attendee was interested in the type and size of retail and expressed support for what is planned.

- “Will there just be eateries?”
- “How large will the retail area be?”
- “Sounds just like what’s needed?”

2.3.5 *Vertical village*

One attendee was curious about and supportive of the Vertical Village design.

- “Design of the building looks good”
- “Good to see that your core business will be Stage 1 (the Vertical Village)”
- “How will residents have access to outdoor spaces? That thought and level of detail is great.”

2.3.6 Aged Care onsite

Only one attendee asked about the aged care proposed onsite. This participant was interested in how BaptistCare will be future proofing for an ageing population.

— “There is an ageing population.... are you sure you have factored in enough aged care beds?”

BaptistCare’s response to feedback on the Master Plan

BaptistCare is encouraged by the positive feedback from attendees about the long-term plans, including the retail offering, student accommodation, the school and connectivity within the precinct. In response to feedback about the impact of school traffic in the local area, BaptistCare is proposing a connection between Balaclava and Herring Roads which will reduce congestion within the precinct, as well as underground roads to support pick-up and drop-off times at the site.

In response to questions about the environmental impacts of the renewal, BaptistCare has commissioned a range of environmental and flooding assessments to understand any impacts and mitigation measures. To reduce the impact of flooding, BaptistCare will be improving and upgrading the existing culverts onsite and will be carefully locating the proposed building away from the creek and its required easement. There will also be a comprehensive planting strategy that aims to increase the number of trees on the site.

BaptistCare response to feedback on Stage 1 – the Vertical Village

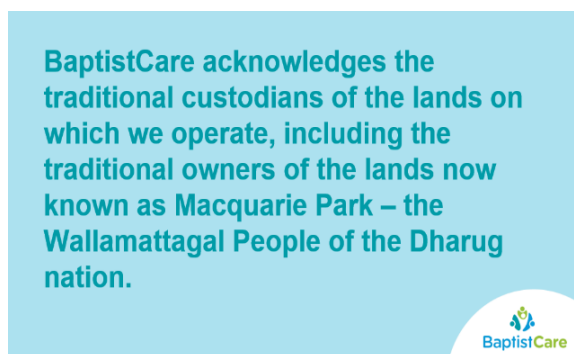
BaptistCare is pleased to see the support for the Vertical Village design. BaptistCare will be increasing by almost three times the number of Independent Living Units onsite over the long term and maintaining the existing number of aged care beds. This is to keep pace with the worldwide trends in aged care where supported care is provided in the home for as long as possible.

2.4 BaptistCare Macquarie Park Webinars

BaptistCare hosted three webinars to share information about the Vertical Village and proposed site uses in the Master Plan. These webinars included:

- Two webinars for BaptistCare Macquarie Park RAC families (Wednesday 31 August and Thursday 1 September)
A total of 16 people attended these webinars.
- One webinar for the community (Monday 26 September)
A total of nine people attended this webinar.

The presentations used for these webinars can be found below:



This information session

- Planning for the future
- The proposed site uses
- Staging and timeframes
- Answering your questions



Planning for the future

Buildings are ageing, and we need to **prepare for the long-term future** of the site and our community.

Planning includes:

- **Master Plan** for the long-term renewal of the site
- **Stage 1:** a 'Vertical Village'

This is a **long-term plan**. BaptistCare aged care accommodation will not be impacted by Stage 1.



Our vision for the site

- Creating a strong community:** intergenerational living, diversity and inclusion and fostering connection
- Delivering on our mission:** transforming lives
- Smart and sustainable:** building a precinct that will positively change peoples' lives

Design priorities:

- Create a sense of community
- Enhance the natural environment
- Create connections
- Ensure comfort and safety.



Site uses

- Retirement living and aged care
- Residential
- Retail
- School



Retirement living and aged care

"A warm and convenient home for older residents with access to all the services needed for a healthy, safe and vibrant lifestyle."

Three aged care and retirement living neighbourhoods.

The Vertical Village will include:

- 154 retirement living units
- 96 aged care beds
- Support and leisure facilities
- Communal gardens.



Residential

"Multigenerational living to create strong, resilient and connected communities."

BaptistCare is proposing two residential neighbourhoods with five residential buildings.

- Between 550-570 apartments
- Includes build to rent accommodation (affordable living) and student accommodation
- Intergenerational communities and accommodation for people of all ages and walks of life.



Retail

"Diverse and convenient retail, wellness and dining experiences"

- An open market square
- Retail stores on ground floors of buildings
- A range of restaurants and cafes
- Health and wellness facilities
- A focus on retail that caters to the needs of the local community



School

"Creating a place for people of all ages with a vibrant, connected and joyful community heart"

A five storey, state-of-the-art primary school

- Children to learn from and connect with diverse community
- New connections and interactions for seniors.



Beautiful green spaces

"A network of beautiful and connected green spaces that celebrate the sites well-loved natural environment"

- Communal gardens and activity spaces for residents to socialise outdoors
- Accessible pathways
- Versatile courtyards and rooftop gardens
- Greenery from every window
- Indoor/outdoor spaces.



Timeframes

Stage 1 (Vertical Village): Now – 2029

- Lodgment of Development Application, October 22
- Assessment and approval, 2023-2025
- Construction, 2025-2029.

Future stages: subject to planning approvals

- Second and third aged care neighbourhoods, residential buildings, retail and school
- Roads and open spaces.



A range of questions were raised by participants during these webinars. The following themes were evident during the session, including:

2.4.1 *Diverse and Intergenerational living*

Attendees expressed interest in the concept for diverse and intergenerational living and asked for more information about what this entails. One participant said they supported the affordable housing offering on-site.

- “Has BaptistCare considered accommodation for key health workers?”
- “Does this mean you will be taking accommodation away from seniors - will you be reducing or increasing options?”
- “Good to hear that there will be affordable options for accommodation onsite.”

2.4.2 *School*

As a proposed site use for a future stage of the Master Plan, the opportunity for a school has generated interest and feedback throughout the entire engagement process. Webinar participants asked questions about noise reduction, traffic management plans and resourcing.

- “Where will you get 1000 students for the school come from when there are already schools in the area?”
- “How will you minimise noise disruption and manage traffic with school pick up and drop off?”

2.4.3 *Retail*

There was varied support for the mixed retail offering proposed for the site.

- “What will be the operating hours for shops and cafes – especially with a blend of people onsite?”
- “Why is retail important? It sounds so commercial”

2.4.4 *Residential Aged Care*

There were general questions about the aged care offering within the Master Plan, and about existing RAC onsite (Cooinda, Dorothy Henderson Lodge (DHL) and Shalom) particularly from family members of current residents.

- “Care can be a huge social disconnect between family and the community. I am wondering what the plans are for accommodating pets onsite in seniors housing?”
- “Music therapy is also very important”
- “Will all RACs be replaced, including Shalom?”
- “How long will DHL remain operating?”
- “How will you manage the transition into aged care onsite in the Master Plan?”

2.4.5 *Green spaces and connections*

BaptistCare was also asked questions about traffic management and access to nature and BaptistCare's growth and financials.

- “At the moment, there are a lot of speedbumps and cyclists. What kind of traffic management will be provided?”
- “What are the plans for gardens/access to nature?”

2.4.6 *Building Design*

A number of attendees asked questions about the design, the building heights and sun access, and plans for noise management and reduction.

- “Will the design utilise the sun?”
- “Hopefully they (buildings) will be tastefully designed and not just big blocks of 20 storeys”
- “How tall will the vertical village be?”
- “Will the design of the buildings create wind tunnels?”

BaptistCare's response to feedback on the Master Plan

BaptistCare is pleased with the positive feedback on its vision for a strong, intergenerational community at BaptistCare Macquarie Park. The Master Plan and Stage 1 plan is to maintain and grow the seniors living offering at Macquarie Park, while introducing diverse accommodation options for students and other community members. Providing school and retail offerings will help to contribute to the strong sense of community envisioned for the site. BaptistCare's research indicates there is a strong and growing demand for additional schools in the local area.

A traffic management plan has been developed which will ensure effective vehicle and pedestrian movement within the site and onto neighbouring streets.

The Master Plan is a staged redevelopment and the exiting RACF will continue to provide quality care to residents for many years to come. BaptistCare will continue to keep residents, their families and staff updated with any plans for the future of these services.

BaptistCare's response to feedback on Stage 1 – the Vertical Village

BaptistCare is thankful for the questions received about Stage 1 – the Vertical Village in the webinars. BaptistCare notes the questions about building height. The Vertical Village is proposed to be 15 stories high, and there is planning justification for the exceedance in height, refer to the Environmental Impact Statement by Ethos Urban.

3 Consultation with external and agency stakeholders

In accordance with the SEARS, BaptistCare has been required to undertake consultation and engagement with several key stakeholders. These stakeholders, as well as the methods of communication, matters raised and design response, have been provided in the table below:

Stakeholder	Meeting/Notification Dates	Method of Communication	Matters Raised by Stakeholder	Design Response and Comment
City of Ryde Council	11 May 2022 (Strategic Planning Team) – Refer attached minutes	Meeting	Refer attached minutes	Refer to Appendix A
	15 September 2022 (Engineering)	Meeting	Flooding and approach to modelling (concept)	The approach to flood modelling was subsequently discussed with Council on 15 September 2022 which satisfied the approach to modelling of capturing the overland flow and ‘piping’ underneath could be appropriate at a concept level. Refer to Appendix B
Fire and Rescue NSW	13 October 2022	Correspondence	Nil.	The Project Team wrote to Fire and Rescue NSW in October 2022 offering a meeting should Fire and Rescue NSW wish to discuss any aspect of the proposal which may be relevant to the stakeholder. A response was received by Fire and Rescue NSW on 19 October 2022, indicating that it would be willing to review the SSDA reporting once uploaded for exhibition purposes through the Portal. Refer to Appendix C
NSW State Emergency Services (SES)	13 October 2022	Correspondence	No additional matters raised.	The Project Team wrote to SES in October 2022 seeking comment on the master plan. Comments were provided by the Project Team as to how matters raised in SES’ submission to the SEARs have been addressed. A response was received from SES on 14 October 2022 advising that no further comment would be required at this stage and that it would be happy to discuss the Project once the SSDA has been submitted and reviewed. Refer to Appendix D
Government Architect (State Design)	6 June 2022	Meeting	Refer attached minutes	The project team have addressed the matters raised by the State Design Review Panel which have been adequately addressed as part of the Master Plan and Stage 1 SSDA.

Stakeholder	Meeting/Notification Dates	Method of Communication	Matters Raised by Stakeholder	Design Response and Comment
Review Panel)				Comments from the SDRP, related to the Master Plan are addressed in the Urban Design Report. Refer to Appendix E
Transport for NSW- (TfNSW)	27 May 2022	Meeting	Refer attached minutes	The project team have addressed the matters raised by TfNSW which have been adequately addressed as part of the Master Plan and Stage 1 SSDA. Refer to Appendix F
Morling College (Adjoining Landowner)	Ongoing consultation and engagement since 2021	Meetings	The proposed road layout (i.e., link road connecting Herring Road and Balaclava Road – running through both Morling College and BaptistCare sites) is different to that shown in the Macquarie Park Corridor Development Control Plan	BaptistCare and Morling College will continue to liaise and foster their relationship. BaptistCare has proposed an interim and final solution for the eastern corner of the site, being the common boundary between both groups. The interim solution being a cul-de-sac and the final proposed solution being a connection into Morling College to meet the Macquarie Park Corridor DCP. The Master Plan has been designed and configured to suit both solutions.
			Road network - Impacts of traffic on Morling College. Particularly any reduction to width from their 20-metre-wide carriageway and the potential to “bottleneck” on their site.	The proposed design sees the link road slightly reduce from 20 to 14 metres to ensure that the future link road can be contained entirely within the BaptistCare/ Morling boundaries. Recent discussions with Macquarie University have identified that they are open to further investigation and negotiations of the proposed scheme whereby a 20-metre carriageway is retained at the point of entry into Morling from BaptistCare therefore potentially creeping into the University site.
			Levels critical in achieving an underground road network. Flood levels are also important in planning.	The flood impact assessment adequately addresses flood risk for the BaptistCare site and the design factors in the levels required to achieve this throughout the BaptistCare and Morling separate Master Plans.
			Thoroughfare from the BaptistCare site to Morling College should be considered.	The Master Plan considers the link from Morling College to Herring Road as being vital to managing pedestrian and traffic flows in accordance with the DCP. This will also promote the opportunity for future residents and users of both sites to connect into both master-planned communities and the broader Macquarie Park Corridor.
			Support for an educational establishment on the site as an activator for Morling College as well.	Agreed that an educational establishment would provide opportunities for activation for all surrounding residents, providing impacts are managed appropriately.

Stakeholder	Meeting/Notification Dates	Method of Communication	Matters Raised by Stakeholder	Design Response and Comment
Macquarie University (Adjoining Landowner)	22 December 2020 and 17 August 2022	Meetings	Relationship of the Balaclava Road entry point to the broader site.	As part of the Stage 1 Development, the BaptistCare site does not intend to relocate the entry point. However, at full completion of the Master Plan vision, the road will need to be realigned as per the Master Plan drawings. It is not envisaged that the relocation will significantly impact the University's operations.
Biodiversity Conservation Division (BDC)	13 October 2022	Correspondence	Nil.	<p>The Project Team wrote to BDC in October 2022 offering a meeting should they wish to discuss any aspect of the proposal which may be relevant to the stakeholder.</p> <p>A response was received from BDC on 13 October stating that the Environment and Heritage Group does not wish to attend a meeting and would provide comments to DPE during the assessment of the application.</p> <p>Refer to Appendix G</p>
NSW Police	13 October 2022	Correspondence	Nil.	<p>The Project Team wrote to the Ryde Police Area Command (PAC) in October 2022 offering a meeting should they wish to discuss any aspect of the proposal which may be relevant to the stakeholder.</p> <p>To date, no response has been received by the PAC.</p> <p>Refer to Appendix H</p>
Sydney Water	August 2022	Correspondence and liaison with Water Service Co-Ordinator.	Nil.	Expected water and sewer flow calculations have been submitted for review and infrastructure assessment/confirmation of proposed connections.
Ausgrid	22 August 2022	Correspondence, Phone Liaison and application for additional overall power requirement	Nil.	<p>The Services Engineering Consultant has applied to Ausgrid for the overall power requirements for the site.</p> <p>Ausgrid has provided a "Contract for Design Related Services Offer and Fee Estimate" that has been accepted and returned to Ausgrid and it is currently completing the System Planning Advice with the expectation that this will be completed by mid-November 2022.</p>
Macquarie Baptist Church	Ongoing since 2020	Ongoing, informal communication and liaison	General matters relating to ongoing and future use of the site and operational matters including trip generation and land use.	Macquarie Baptist Church forms part of the broader Baptist community with which BaptistCare has undertaken extensive informal consultation. This consultation has generally been undertaken at a high level with members of the Board and Executive Committee and relates to informal conversations held at other, numerous churches in the surrounding locality including Epping and Gordon, as well as beyond the immediate local area.

4 Consistency with SSDA Engagement Guidelines

BaptistCare, WSP and the Project Team, have undertaken the following consultation and engagement in accordance with the ‘Undertaking Engagement Guidelines for State Significant Projects’, (November 2021).

Please refer to the following table:

SSDA Guideline	Response
3.1 Plan Early	Since 2019, BaptistCare undertook consultation and engagement with key stakeholders including the BaptistCare Macquarie Park Community, the City of Ryde Council, School Infrastructure and the extended Baptist Community (including Morling College). In addition to this, planning for the site’s future and obtaining input from key internal stakeholders has been undertaken since 2019, and this has been documented in a range of consultation outcomes reports.
3.2 Engage as early as possible	BaptistCare commenced initial engagement with the relevant stakeholders as early as 2019, with the majority of consultation with relevant agencies commencing in early 2022. Existing residents of the site were engaged from 2019.
3.3 Ensure engagement is effective	BaptistCare engaged a credible communications and engagement consultancy team, to undertake extensive consultation and engagement with the local community, the Board and other key stakeholders. The engagement was based upon best practice and takes into account the key principles of the International Association for Public Participation (IAP2). Importantly, engagement also accounted for recording comments, observations and concerns in the design process.
3.4 Ensure engagement is proportionate to the scale and impact of the Project	Based on the size of the project and the significant number of community and agency stakeholders, an appropriate level of consultation was undertaken including: <ul style="list-style-type: none"> — Mapping of stakeholders including their interests — Tailoring the consultation collateral to the number of potentially impacted community stakeholders and residents (over 9,000 homes and businesses were targeted for a letterbox drop). — Facilitating appropriate mediums of engagement including internal ‘drop-in sessions for residents to ‘snack and chat’ (including the use of online sessions during COVID lockdowns). — Formally responding to enquiries. — Documenting where consideration of issues has been undertaken.
3.5 Be innovative	A key period of the consultation process with the existing residents of the site was undertaken during the COVID lockdown in 2021. This was a particular issue in aged care and retirement neighbourhoods given the higher volume of ‘at risk’ stakeholders. As an example of the innovation shown, BaptistCare rolled out an online community participation process which involved presentations, and enabled specialist consultants to provide feedback on the process.

3.6 Be open and transparent about what can be influenced	<p>Key considerations of the stakeholders have been taken into account which has influenced particular design parameters including the following:</p> <ul style="list-style-type: none"> — The location of the more ‘denser’ development forms on the site, in particular those located closer to Epping Road. — The location of a potential school. — The amount of potential open space and green areas across the site.
3.7 Implement the community participation objectives	<p>BaptistCare undertook a significant stakeholder mapping exercise as part of the preliminary components of the Project. Appropriate engagement techniques were rolled out which also included, where required, overlap with other development assessment-driven processes such as the need to undertake an Aboriginal Cultural and Heritage Assessment process with Registered Aboriginal Parties. The key stakeholders have been consulted with on numerous occasions including the Department of Planning and Environment, the City of Ryde Council as well as the immediate residents of the existing site.</p>

5 Appendix A: City of Ryde Meeting Minutes

**ETHOS
URBAN**

Minutes

Meeting Subject:	BaptistCare Macquarie Park Masterplan		
Location:	MS Teams		
Date:	11 May 2022	Time:	2pm EST

Attendees:

Client:

1. Steven Ball (BaptistCare)
2. Lisa Petro (BaptistCare)
3. Ciaran Durney (BVN)
4. Yashan Chen (BVN)
5. Michael Rowe (Ethos Urban)
6. Anna Nowland (Ethos Urban)
7. Josh Milston (JMT)

Council:

1. Sandra Bailey
2. Sanju Reddy
3. Madeline Thomas
4. Daniel Pearse
5. Manel Mariner
6. Yafeng (Alex) Zhu
7. Paul Bu
8. Gasan Mohamad
9. Greg Tesoriero
10. Manel Mariner

Apologies

Gareth Bird (Ethos Urban)

Item	Person	Matter	Comment
1.	Sandra Bailey	Previous meeting date questioned	Confirmed that an internal meeting occurred more recently than a project meeting with BaptistCare
2.	Sandra Bailey	What was the nature of the design competition process	Confirmed that the design competition was internal, and not a 'full design competition' for the purposes of an EPI or the like
3.	Sandra Bailey	Is the road network potentially at street level and then a road underneath	Intent is for a shared road at the surface, and the servicing to occur below ground. The at-grade road is designed to Council's standards, however, at this preliminary stage we are not confining ourselves to this operating as a private road or a Council road – and would be subject to future conversations.

173 Sussex St, Sydney
(Gadigal Land) NSW 2000

E. sydney@ethosurban.com
W. ethosurban.com

T. +61 2 9956 6962

ABN. 13 615 087 931

Item	Person	Matter	Comment
4.	Gasam Mohamad	Have you looked at the road that close to rear border to boundary line – Herring Road through to Balaclava Road (Road No. 3), to improve the traffic flow through the site	<p>We are also including the intersection from Morling College to look consistent with what is shown in Council's DCP.</p> <p>The road actually occurs along the boundary of the University not through our site. We have met with the University to provide that connection, and proposed a strategy to enable that to happen.</p> <p>However, it is impossible to enable that road all the way through to Balaclava Road owing to the slope of the site and an existing building which is expected to be retained for another 20 years.</p>
5.	Sandra Bailey	Have you looked at tree removal and retention first and foremost in the Masterplan?	We have had consideration to a preliminary report, and will look at more detailed assessments at the next stage
6.	Madeline Thomas	What mechanism are you using for the height increase? What is the extent of the increase, should this form part of a Planning Proposal?	<ul style="list-style-type: none"> - The Concept Masterplan will be utilising a Cl. 4.6 variation to height, as well as a bonus for additional height for seniors living under the Housing SEPP - There is no numerical threshold on Clause 4.6 variations, and this will be assessed in terms of environmental planning grounds and merit - Further evidence will be provided as part of the DA
7.	Sandra Bailey	Have you considered overshadowing, not just on neighbouring land but also on your own land and the buildings and open space proposed?	<ul style="list-style-type: none"> - BVN have completed the necessary modelling, confirming compliance against the Apartment Design Guide
8.	Manel Mariner	<ul style="list-style-type: none"> - Flooding constraints on the site – the biggest concern is the aged care, which would become isolated during a flooding event. Council require that hospitals and aged care facilities are located outside of the PMF. - All ground floors will need to have 1 in 100 AEP + 500 freeboard - The underground road network is also starting and ending in a flood affected area, and you would need to be mindful of this. Ramps will have to go up to PMF and be mindful of any openings in the design. - Flash flooding can occur quickly, and if there is a fire, then vertical evacuation is not appropriate – this method of refuge is only accepted where it is a standard land use, and not a sensitive land uses such as aged care or education. 	<ul style="list-style-type: none"> - BaptistCare is aware of the critical nature of flooding, and have experience designing buildings within a PMF area - An appropriate outcome can be achieved through a range of methods such as shelter in place, vertical evacuation, and an early warning system and strategies to enable early movement from affected sites - BaptistCare also have other land on the site that is not flood affected through which to take refuge, meaning the site is not isolated - Strategies to resolve flooding and refuge will be put back to Council as part of the DA - The road can be designed for entries/exits to be outside of the PMF
9.	Paul Bu	<ul style="list-style-type: none"> - Have you considered what the neighbouring land is proposing in their Masterplan – and specifically what they are proposing in terms of adjoining land uses and the road network, and how we can integrate with this - You need to see whether they support new connections to their land - The Masterplan should also look at existing relationships with development to the south east including isolated sites and desire to promote walking and accessibility - The Masterplan needs to show what spaces are public and what spaces are communal open space, which require different considerations in terms of design, wayfinding etc 	<ul style="list-style-type: none"> - For connections to surrounding land, the Masterplan is trying to make sure that there is an opportunity for the through-site connections and does not prevent this from happening. - Staying away from a 'complete streetwall' context, and providing landscaping at the ground floor and a more varied built form - The University Masterplan proposes to distribute traffic around their site, reducing demand on the Balaclava Road connection

Item	Person	Matter	Comment
		<ul style="list-style-type: none"> - Consider creating a street wall on the lower levels to define a lower phase in the architecture, create a human scale, and assist with the Clause 4.6 variation request - There is a missed opportunity to create a new connection from Balaclava Road to the water body via a green corridor 	
10.	Daniel Pearce (and Alex)	<ul style="list-style-type: none"> - The Masterplan shows tenuous connection points including reliance on the neighbour land and Epping Road to provide these connections, how do you envisage going forward with those negotiations? - Council would like to be part of the conversations with RMS - Support that you're looking at, and promoting active transport options within the site, but the Masterplan needs to recognise the challenges of getting people to the site itself. Specifically, look at some measures that could be implemented in the surrounding road network. What could we do to facilitate connections to and from our site, with consideration of Council's recently endorsed integrated transport strategy 	<ul style="list-style-type: none"> - We have been working on this site since 2015, and we have had discussion with RMS as part of this ongoing process. RMS provided support for the road connections at the time of our previous conversations in 2015. - Acknowledge that it is unclear when Morling College will build their road, so while we know it will be there its unknown when - Council will want to see Morling College as a public road - The connection to Epping Road will include a slip lane so that we won't impact traffic along Epping Road itself
11.	Lisa Petro	<ul style="list-style-type: none"> - There are more opportunities to meet with Council other agencies prior to the lodgement of the DA 	

6 Appendix B: City of Ryde Engineering Meeting Outcomes

From: Gareth Bird
Sent: Thursday, 20 October 2022 2:05 PM
To: Cuevas, Marcela <Marcela.Cuevas@wsp.com>
Cc: Lisa Petro <lpetro@baptistcare.org.au>
Subject: BaptistCare Macquarie Meeting with City of Ryde Council (Engineering Team)

Hi Marcela,

As discussed for the Macquarie Park Concept Master Plan and Stage 1 SSDA Projects, we met with City of Ryde Council's engineering team last month.

Our record of the conversation is as the following:

Objective:

- Meet with Council engineer to discuss the proposed stormwater concept and in particular, the proposal to pipe all overland flow.
- Aim to get in-principle agreement on pipe concept

Discussion:

- High level concept tabled showing inlet location and pipe path, noting aim to capture all overland flow and pipe across site
- **Manel (senior engineer) raised no issue with the proposal concept in principle, noting that other similar inlets already installed in the Ryde area.**

As you're aware, we are required to consult and document our conversations with key stakeholders as part of pulling together the development applications. Accordingly, are you able to append this correspondence to the Engagement Report please?

Many thanks,

Gareth Bird


Associate Director
Project Advisory & Management
M. +61 439 041 292
W. ethosurban.com
173 Sussex Street
Sydney NSW 2000
(Gadigal Land)

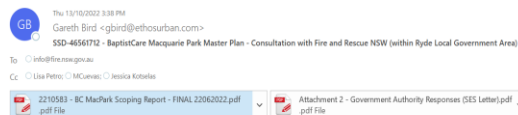






Ethos Urban acknowledges and pays respect to the past, present and emerging Traditional Custodians and Elders of this nation and the continuation of cultural, spiritual and educational practices of Aboriginal and Torres Strait Islander peoples.

7 Appendix C: Fire & Rescue NSW Correspondence



About the Project

BaptistCare's Macquarie Park site currently houses the Willandra Retirement Village, as well as three residential aged care facilities - Cooida, Dorothy Henderson Lodge (DHL) and Shalom. With these buildings ageing, BaptistCare is planning for the future renewal of their site so that they can continue to serve their community for many years to come. BaptistCare is seeking SSDA planning approval for a Master Plan and a vertical aged care village (Stage 1) for their Macquarie Park site.

The Master Plan proposes a mixed-use development for the 190,000 m² site, with 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 vertical aged care village (Stage 1) will be the first building to be constructed as part of the site renewal and realisation of the Master Plan. The vertical village will include 154 independent living units (retirement living units), 96 residential aged care beds, aged support facilities and health amenities, as well as a mix of retail, cafes and community services.

Comments Related to Fire and Rescue

We wish to acknowledge that Fire and Rescue is a key stakeholder in the development of master-planned communities and that the State Significant Development Application has been prepared in regards to preliminary information received by the State Emergency Service (SES) in relation to evacuation during certain events as well as flooding. In addition, the site is not located within a bush-fire prone area and hence, the Rural Fire Service has not been consulted.

Once the State Significant Development Application is on public exhibition, further opportunities will exist for consultation and engagement.

Timeframes for the project

BaptistCare will lodge its development application in the coming months, and construction is expected to commence on the vertical village in mid-2025. The Master Plan is a long-term plan for the renewal of the site, and the vertical village (Stage 1) is the only aspect of the Master Plan that has confirmed timeframes. We will continue to engage and inform the community and stakeholders

If you have any questions or wish to discuss this project further, please do not hesitate to contact me. There will be further opportunities to meet with us to discuss this project once the SSNA has been submitted. If you wish

Kind regards,

Our Ref: ID 1682
Your Ref: SSD-46561712

15 August 2022

Anthony Richards
Department of Planning and Environment
Locked Bag 5022
Parramatta NSW 2124

via email: Anthony.richardson@dpie.nsw.gov.au

Dear Anthony,

Secretary's Environmental Assessment Requirements for Baptist Care Macquarie Park Masterplan

Thank you for the opportunity to provide comment on the Secretary's Environmental Assessment Requirements (SEAR's) for Baptist Care Macquarie Park Masterplan (the Masterplan) at 157 Balacava Road, Macquarie Park. It is understood that the Masterplan has the potential to include up to 190,000m² of 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 NSW State Emergency Service (NSW SES) is the agency responsible for dealing with floods, storms and tsunamis in NSW. This role includes, planning for, responding to and coordinating the initial recovery from floods. As such, the NSW SES has an interest in the public safety aspects of the development of flood prone land, particularly the potential for changes to land use to either exacerbate existing flood risk or create new flood risk for communities in NSW.

NSW SES has considered the proposed development against the available information, including flood studies and emergency plans. Attention is drawn to the following principals outlined in the NSW Floodplain Development Manual, 2005 which are of importance to the NSW SES role as described above:

- **Zoning should not enable development that will result in an intolerable increase in risk to life, health or property of people living on the floodplain.**
- **Risk assessment should consider the full range of flooding, including events up to the Probable Maximum Flood (PMF) and not focus only on the 1% AEP flood. The**



STATE HEADQUARTERS

93 - 99 Burrelli Street, Wollongong 2500
PO Box 6126, Wollongong NSW 2500
P (02) 4251 6111

site appears to be at risk of isolation from local creek flooding. Risk assessment should identify the frequency at which this occurs. In addition, the Scoping Report identifies that part of the site is at risk of inundation from the 1 in 100 year storm event and PMF levels. Risk assessment should consider the depth, velocity and duration of this inundation. The existing study, Macquarie Park Floodplain Risk Management Study and Plan 2011 indicates that the eastern side of the site is subject to flooding in a PMF. However, additional flood assessment should be undertaken.

- Risk assessment should have regard to flood warning and evacuation demand on existing and future access/egress routes, particularly in relation to the local creek flooding as this area is susceptible to flash flooding.
- In the context of future development, self-evacuation of the community should be achievable in a manner which is consistent with the NSW SES's principles for evacuation.
- Future development must not conflict with the NSW SES's flood response and evacuation strategy for the existing community.
- Evacuation must not require people to drive or walk through flood water.
- Development strategies relying on deliberate isolation or sheltering in buildings surrounded by flood water are not equivalent, in risk management terms, to evacuation.
- Development strategies relying on an assumption that mass rescue may be possible where evacuation either fails or is not implemented are not acceptable to the NSW SES.
- The NSW SES is opposed to the imposition of development consent conditions requiring private flood evacuation plans rather than the application of sound land use planning and flood risk management.

Please feel free to contact me via email at rra@ses.nsw.gov.au should you wish to discuss any of the matters raised in this correspondence. We would be interested in receiving information regarding the outcome of this referral in the future.

Yours sincerely,



Elspeth O'Shannessy
Planning Coordinator, Emergency Risk Management
NSW State Emergency Service

8 Appendix D: NSW SES Correspondence

RE: SSD-46561712 - BaptistCare Macquarie Park Master Plan - Consultation with SES



NSW SES Risk Reduction <rra@ses.nsw.gov.au>

To: Gareth Bird

Cc: Lisa Petro; Jessica Kotselas; Cuevas, Marcela; NSW SES Risk Reduction

Good afternoon Gareth

Thank you for providing us the opportunity to comment prior to lodgement of the SSDA with DEP.

At this time, the NSW SES has no further comment, and we recognise the actions taken in relation to the development of a Flood Impact Assessment and provisions for evacuation taken into consideration.

If there is a need, we will be happy to discuss the project once the SSDA has been submitted and reviewed.

Kind regards



Sharon Ladeira

Program Support Officer | Metro Operations

NSW State Emergency Service – Emergency Risk Management

E rra@ses.nsw.gov.au

93-99 Burelli Street Wollongong NSW 2500

PO Box 6216 Wollongong NSW 2500

www.ses.nsw.gov.au



OUR MISSION: SAVING LIVES AND CREATING SAFER COMMUNITIES.

OUR VISION: A TRUSTED VOLUNTEER-BASED EMERGENCY SERVICE, WORKING TOGETHER TO DELIVER EXCELLENCE IN COMMUNITY PREPAREDNESS AND EMERGENCY RESPONSE.

FOR EMERGENCY HELP IN FLOODS, STORMS AND TSUNAMI CALL THE NSW SES ON 132 500

The NSW SES acknowledges the traditional custodians of the lands on which we walk, work and live. We recognise their continuing connection to land, waters and culture and pay respect to Elders, past and present.

This message is intended for the addressee named and may contain confidential information. If you are not the intended recipient, please delete it and notify the sender. Views expressed in this message are those of the individual sender, and are not necessarily the views of the NSW State Emergency Service.

9 Appendix E: Government Architect (State Design Review Panel) Meeting Minutes

GOVERNMENT ARCHITECT NEW SOUTH WALES

20 July 2022

Lisa Petro
Development Manager
Baptist Care
lpetro@baptistcare.org.au

PROJECT: BaptistCare – Macquarie Park
RE: State Design Review Panel – 7th July – First Review

Dear Lisa,

Thank you for the opportunity to review the above project at an early stage. Please find below a summary of advice and recommendations arising from the design review session held on 7th July Month 2022.

The review on the 7th of July was an extended session that examined both a masterplan for Macquarie Park, and a proposed new aged care facility within this master plan. Commentary on each of these proposals is separated below.

GANSW acknowledges and supports the scale of the vision for this development and the commitment to producing a strong outcome for Macquarie Park through a place-based approach. While the principles and values underlying the project are supported, three main areas of concern have emerged: the integration of Aboriginal frameworks and consultation; the relationship the site has with the wider neighborhood and community, and the hierarchy and arrangement of the proposed public space network.

The following elements of the Masterplan are supported:

- the strategic approach to this site and the vision
- extending of green finger / ecological corridor through the site
- ambitious tree retention and canopy targets
- the expressed intention to prioritise cycling and pedestrian movement
- the placement of a 'calm heart' in the centre of the project
- the commitment to a mix of uses and typologies

The following elements of the Aged Care Building are supported:

- the inclusion of this use within this masterplan
- the vertical planning of the project

Government Architect
New South Wales

4 Parramatta Square
L17, 12 Darcy Street
Parramatta NSW 2150

government.architect
@planning.nsw.gov.au
T +61(02)9860 1450

governmentarchitect.nsw.gov.au



- the location of the project within the masterplan
- increased floor to floor heights
- the public front and associated public retail
- location next to key public space

The following commentary provides advice and recommendations for the Masterplan:

Connecting with Country

1. An understanding of Country should inform all aspects of this project from the ecological corridor, flooding issues, to the public spaces and wayfinding. Doing this with confidence requires more and deeper engagement with local custodians and Knowledge Holders.
2. Refer to the draft [Connecting with Country Framework](#) on the GANSW website to inform this process.

Site strategy

3. The current masterplan proposal doesn't have well considered edges with neighbouring sites. Review the relationship between the proposed buildings, public spaces, and key pathways across the site in relation to immediate neighbouring properties to ensure good public outcomes.
4. Engage with opportunities to connect with the University across the northern boundary.
5. Prioritise retaining trees in the middle of the site as a strategy to mitigate heat island effect, maintain some established character and help with lack of shading while new planting grows. The retention of key trees at Sydney Olympic Park is a valuable example.
6. The commitment to mixed use on the site only occurs in plan at the moment and risks missing out on the proper vibrant activation that happens with more three dimensional and smaller scale mixed use development. A denser and more rigorous strategy for mixed use across the site, distributed horizontally and vertically is recommended.
7. The quality and character of public spaces across the site unclear and lacking in a coherent strategy and framework. Create a clear strategy to further develop the public space framework and use this to refine the placement and orientation of the building envelopes.
8. Consider the following design moves as part of the next iteration of the master plan:

Government Architect
New South Wales

4 Parramatta Square
L17, 12 Darcy Street
Parramatta NSW 2150

government.architect
@planning.nsw.gov.au
T +61(02)9860 1450

governmentarchitect.nsw.gov.au



- a. The use of podiums in some areas to create more retail and amenity and a more intimate and urban scale at ground level.
 - b. A street grid could create a more coherent and legible pattern of movement across the site. This doesn't require full private car access to be successful.
 - c. Consider a greater variety of public spaces including spaces for larger gathering and sports, and smaller more intimate spaces.
 - d. Generally, consider how to make the masterplan more structured with edges, variety of scales, clear pathways, and 3 dimensional public spaces where built form is informed in relation with open spaces.
9. Access to amenity is an important aspect of masterplanning for the elderly. Consider the following:
- a. The masterplan needs a clear retail strategy that will provide amenity to the community as it develops through its different stages.
 - b. One of the goals of the ongoing development of Macquarie Park is to expand its hours beyond 9 – 5. The masterplan needs to support this goal through carefully placed and supported public amenity such as shops, parks, activities, services and public spaces.
10. Review the placement of the school in relation to the following two issues:
- a. Putting the school in the middle of the ecological corridor and its associated flood risk, offers some unique opportunities, but needs careful consideration and review.
 - b. Schools create a lot of traffic and activity - review the impact of this on the masterplan and its low traffic and high-pedestrian focus.

Movement

- 11. Connections with university, immediate neighbourhood, and broader suburb are underdeveloped and not evident in the preferred masterplan. Review the relationship between the site and its proposed activities across these different scales, seeking opportunities to better embed the masterplan within its context.
- 12. Consider wayfinding for different users on the site in a holistic sense so that people are not reliant on signage to understand where they are and where they need to go. Consider the following:
 - a. Identify key sightlines and give pedestrians the clearest and most obvious lines of movement.

Government Architect
New South Wales

4 Parramatta Square
L17, 12 Darcy Street
Parramatta NSW 2150

government.architect
@planning.nsw.gov.au
T +61(02)9860 1450

governmentarchitect.nsw.gov.au



- b. Resolve the current conflict between traffic movement and pedestrians in the 'calm heart' of the site.
- c. Review the safety of the site, particular for women and elderly.
- e. Consider whether private car movement should have the clearest and most legible pathway through the site. This is at odds with current TfNSW guidelines.

Architecture

- 13. Across the site the current building envelopes have very similar heights. If the buildings are all built to these limits it will create a sense of uniformity that isn't consistent with the place vision of this project. Consider adjustments to the heights of the proposed buildings in the masterplan so there is more variety and adaptation in relation to sun, views, density, and viewshafts as required.

Sustainability and Climate Change

- 14. Recommend widespread implementation of green roofs to provide habitat, amenity and to help with heat island effect.
- 15. Pursue zero carbon for the whole site.
- 16. Explore opportunities for water retention and reuse

The following commentary provides advice and recommendations for the Aged Care Building:

Site

- 17. The basement and the above ground floors have a hard edge with the university on the northern edge of the site. Further develop the edge of the building so it creates opportunities for walking, and access on the northern edge of the site while also being a good neighbour to the university.
- 18. Review the value of the elevated link to the Aged Care Building, and negative impact it might have on the ground plane and public realm.

Landscape

- 19. The current design has no deep soil and is reliant on neighbouring sites to provide canopy and shade. Consider the following:
 - a. Provide a small amount of deep soil, either to keep a small number of existing trees or to support new larger growth.

Government Architect
New South Wales

4 Parramatta Square
L17, 12 Darcy Street
Parramatta NSW 2150

government.architect
@planning.nsw.gov.au
T +61(02)9860 1450

governmentarchitect.nsw.gov.au



- b. Ensure there is a sufficient open space with canopy on adjacent sites so that users of the aged care facility can access this amenity easily.
- 20. The ambition of the landscape design and shared spaces in the facility is recognised – ensure this is protected through the design development process.
- 21. Some parts of the design will work well in summer but not winter so ensure sufficient sunny winter spaces across the building to balance this.
- 22. The provision of more private open spaces is recommended. The current design provides good, shared spaces, but people need quieter places for private or smaller gatherings.

Architecture

- 23. The rationale for the particular form of the building, material selection and the way it is finished is not clearly explained. Review and re-present the building and consider the following;
 - a. How the building might integrate narratives and experiences of Country through design.
 - b. How it can be particular to Macquarie Park. Aged care is a new typology, but each building can still be of its place.
 - c. Clearly articulate why the particular form is being prioritised over other options.
- 24. More communal spaces on the floors with Independent Living Units is recommended to build social capital and community.
- 25. Undertake wind analysis of the building to ensure the balconies are usable.
- 26. Continue to develop ways to promote public amenity and public access in what is essentially a largely private and enclosed typology.
- 27. Vary the height and form of roof tops to reflect the slope of the site and to produce a more diverse set of building forms on the site.

It is recommended that the project return to the SDRP following further development. The issues outlined above are to be addressed at the next SDRP session.

Government Architect
New South Wales

4 Parramatta Square
L17, 12 Darcy Street
Parramatta NSW 2150

government.architect
@planning.nsw.gov.au
T +61(02)9860 1450

governmentarchitect.nsw.gov.au



In addition to the advice above please bring the following specific material:

- Illustrate a more comprehensive engagement process for Connecting with Country and evidence the ways in which Country is integrated into the design of the masterplan and the aged care facility
- Please present, and if needed develop, alternative options for the Masterplan to explain benefits of preferred option
- Cross sections of the site - there is a significant fall and this needs articulating in the masterplan
- Description and drawing of the hierarchy of public spaces

Please contact GANSW Design Advisor, Dr Barnaby Bennett, barnaby.bennett@dpie.nsw.gov.au, if you have any queries regarding this advice.

Sincerely,



Rory Toomey
Principle Design Excellence
Chair, SDRP

Distribution:

NSW SDRP Panel members	Tamara Donnellan, Kim Crestani, Guy Sturt, Matthew Pullinger, Rory Toomey (Chair)]
GANSW Design Advisor	Barnaby Bennett
DPE	Gabriel Wardenburg, Rowan McKay
BaptistCare	Steve Ball,
BVN	Bill Dowzer, Yashan Chen,
Jackson Teece	Damian Barker, Sarah Fitzgerald, Andrew Tesoriero, Mark Rostron
Artarra	Robert Smith,
Ethos Urban	Gareth Bird
FCAD	Matt Fellingham
JMT	Josh Milston
WSP	Angeliki Dimitrou
TSA	Anthony Felice, Mitchell Beattie

Government Architect
New South Wales

4 Parramatta Square
L17, 12 Darcy Street
Parramatta NSW 2150

government.architect@planning.nsw.gov.au
T +61(02)9860 1450

governmentarchitect.nsw.gov.au



10 Appendix F: TfNSW Meeting Minutes

ETHOS URBAN

Meeting Notes

Project	BaptistCare Macquarie Park, Concept Master Plan Development Application
Attendees	James Hall (TfNSW), Divna Cvetojevic (TfNSW), Tanmila Islam (TfNSW), Steve Ball (BaptistCare), Gareth Bird (Ethos Urban), Josh Milston (JMT), Ciaran Durney (BVN)
Apologies	Lisa Petro (BaptistCare)
Meeting Date:	Friday 27 May 2022
Re:	Preliminary Consultation and Engagement with TfNSW regarding BaptistCare Macquarie Park Master Plan

Comments:

- BaptistCare team provided a site context/overview, it's history as part of the Herring Road Priority Precinct as well as a summary of the current Masterplan for the site (refer attached presentation)
- The importance of access from vehicle Epping Road was emphasised given:
 - The existing Balaclava Road entry is constrained due to the position of two existing buildings (Shalom Cottage and Dorothy Henderson Lodge) which are likely to form the later stages of the site development; and
 - The reliance on the development of Morling College for the connection from Herring Road
- TfNSW noted that they agree in principle with the concept of access to the site from Epping Road (left in via a deceleration lane). BaptistCare to look at options that factor in the importance of access from Epping Road and mitigation strategies for potentially adverse impacts.
- TfNSW suggested that BaptistCare investigate opportunities to improve pedestrian access across Epping Road, potentially through a pedestrian bridge landing on the Woolworths site.
- SIDRA Network modelling of key intersections adjacent to the site to be undertaken, TfNSW confirmed acceptability of this approach with no requirement for broader network micro-simulation modelling
- Intent is to reconvene with TfNSW as the project progresses (through June to October), to discuss the project and provide a further update on the progress of the Masterplan layout.

11 Appendix G: Biodiversity Conservation Division Correspondence

RE: SSD-46561712 - BaptistCare Macquarie Park Master Plan - Consultation with Biodiversity Conservation Division



Dana Alderson <Dana.Alderson@environment.nsw.gov.au> on behalf of OEH ROG Greater Sydney Region Planning Unit Mailbox <rog.gsrplanning@environment.nsw.gov.au>
To: Gareth Bird; OEH ROG Greater Sydney Region Planning Unit Mailbox
Cc: Lisa Petro; Jessica Kotselas; sallison; Cuevas, Marcela

Hello Gareth,

Thank you for your email. EHG will provide comments to DPE during the EIS process and does not wish to attend a meeting.

Kind regards,
Greater Sydney Planning Team

Biodiversity & Conservation
Environment and Heritage Group
Department of Planning and Environment

environment.nsw.gov.au

Locked Bag 5022
Parramatta NSW 2150

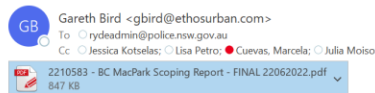


I acknowledge the traditional custodians of the land and pay respects to Elders past and present. I also acknowledge all the Aboriginal and Torres Strait Islander staff working with NSW Government at this time.

Please consider the environment before printing this email.

12 Appendix H: NSW Police Correspondence

SSD-46561712 - BaptistCare Macquarie Park Master Plan - Consultation with Ryde PAC



ATT: Crime Prevention Office for review of proposed development applications within the Ryde PAC

Dear Sir/Madam,

I write to you on behalf of BaptistCare NSW/ACT, the Proponent of an upcoming State Significant Development Application (SSDA) to be lodged with the NSW Department of Planning and Environment (DPE). BaptistCare is seeking planning approval for a Master Plan and the construction of a vertical aged care village on its landholding at the corner of Epping Road and Balacava Road, Macquarie Park. We are formally reaching out to the Ryde PAC should you wish to meet prior to lodgement of our development application.

We have provided some information about the proposed development in this correspondence.

About the Project

BaptistCare's Macquarie Park site currently houses the Willandra Retirement Village, as well as three residential aged care facilities - Coolinda, Dorothy Henderson Lodge (DHL) and Shalom. With these buildings ageing, BaptistCare is planning for the future renewal of their site so that they can continue to serve their community for many years to come. BaptistCare is seeking SSDA planning approval for a Master Plan and a vertical aged care village (Stage 1) for their Macquarie Park site.

The Master Plan proposes a mixed-use development for the 190,000 m² site, with 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 vertical aged care village (Stage 1) will be the first building to be constructed as part of the site renewal and realisation of the Master Plan. The vertical village will include 154 independent living units (retirement living units), 96 residential aged care beds, aged support facilities and health amenities, as well as a mix of retail, cafes and community services.

Comments Related to Crime Prevention

As part of the development application, BaptistCare is required to prepare a Crime Prevention Through Environmental Design (CPTED) Report which demonstrates and addresses the potential of the design to reduce crime-related risk. The CPTED Report will be submitted as part of the DA documentation to which we are targeting lodgement in late October 2022.

Timeframes for the project

BaptistCare will lodge its development application in the coming months, and construction is expected to commence on the vertical village in mid-2025. The Master Plan is a long-term plan for the renewal of the site, and the vertical village (Stage 1) is the only aspect of the Master Plan that has confirmed timeframes. We will continue to engage and inform the community and stakeholders.

If you have any questions or wish to discuss this project further, please do not hesitate to contact me. There will be further opportunities to meet with us to discuss this project once the SSDA has been submitted, if you wish.

Kind regards,



Ethos Urban acknowledges and pays respect to the past, present and emerging Traditional Custodians and Elders of this nation and the continuation of cultural, spiritual and educational practices of Aboriginal and Torres Strait Islander peoples.

This email is confidential and may contain information that is confidential and privileged.
If you are not the intended recipient please notify us by return email or phone, and delete the original message.