

# Macquarie Park Place Strategy Assessment of Consistency

85-97 Waterloo Road, Macquarie Park

Submitted to: Department of Planning and  
Environment

Submitted on behalf of: Goodman



## '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.

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.

In supporting the Uluru Statement from the heart, we walk with Aboriginal and Torres Strait Islander people in a movement of the Australian people for a better future.

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# 1.0 Introduction

A State Significant Development Application (**SSDA**) is being prepared by Goodman for their site at 85-97 Waterloo Road, Macquarie Park. The SSDA is seeking approval for a build-to-rent **BTR** development designed by DKO Architecture, comprising the following works (the Proposal):

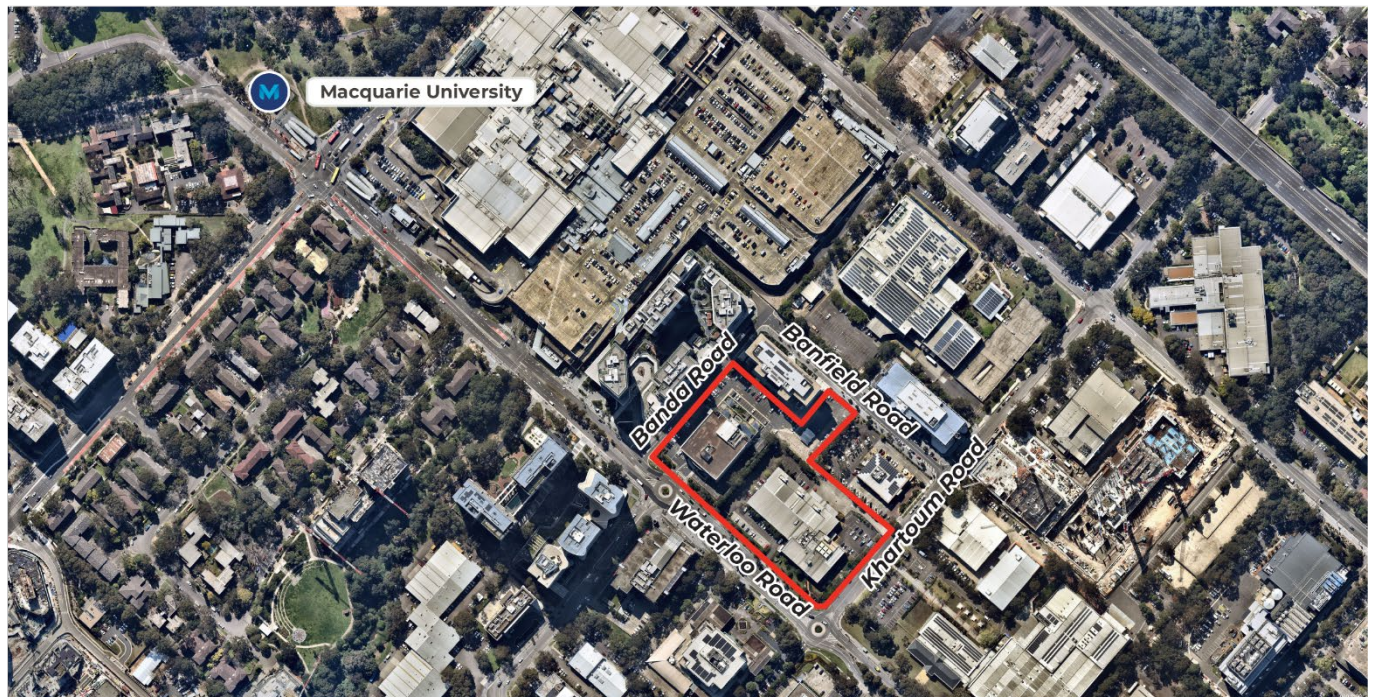
- Site preparation and excavation works, including demolition and clearing of all existing structures and vegetation;
- Construction of a new BTR development comprising a total GFA of 66,683m<sup>2</sup> and approximately 736 dwellings across six residential flat buildings with retail, community uses and recreation areas at ground level.
- Shared basement carpark
- Construction of new public through site link and publicly accessible open space connecting Waterloo Road with Banfield Road as well as other landscaping and associated public domain works.
- Extension and augmentation of physical infrastructure and utilities as required.

## 1.1 Purpose of this Report

This Alignment Report has been prepared in accordance with Section 35(2) of the *Environmental Planning and Assessment Regulations 2021* (EP&A Regulations 2021) which requires the proponent to prepare an assessment of consistency of the proposed development against the relevant plan for land located within the Macquarie Park Corridor under the Ryde Local Environmental Plan 2014 (Ryde LEP 2014).

The plan that is the subject of this Alignment Report and which sets out the future strategic vision for the "Waterloo Park – Butbut (heart)" neighbourhood, within which the site sits, is the Macquarie Park Innovation Place Strategy (August 2022) (the **Place Strategy**) and Macquarie Park Strategic Master Plan (the **Master Plan**) prepared by the Department of Planning and Environment (at the time, the Department of Planning, Industry and Environment). The Place Strategy considers 350 hectares of land between Macquarie Centre and Ivanhoe Estate to Lachlan's Line and Riverside Corporate Park.

The site subject to this Alignment Report and the SSDA, is situated at 85-97 Waterloo Road, Macquarie Park, within the Ryde LGA. It is legally described as Lot 1 in DP 1259121 and Lot 2 in DP 1249920 and has a total area of approximately 21,730sqm. A site aerial is provided at **Figure 1**. The site is owned by Goodman and currently comprises Macquarie Corporate Centre. It is approximately 10km north-west of the Sydney CBD.



 Site Boundaries

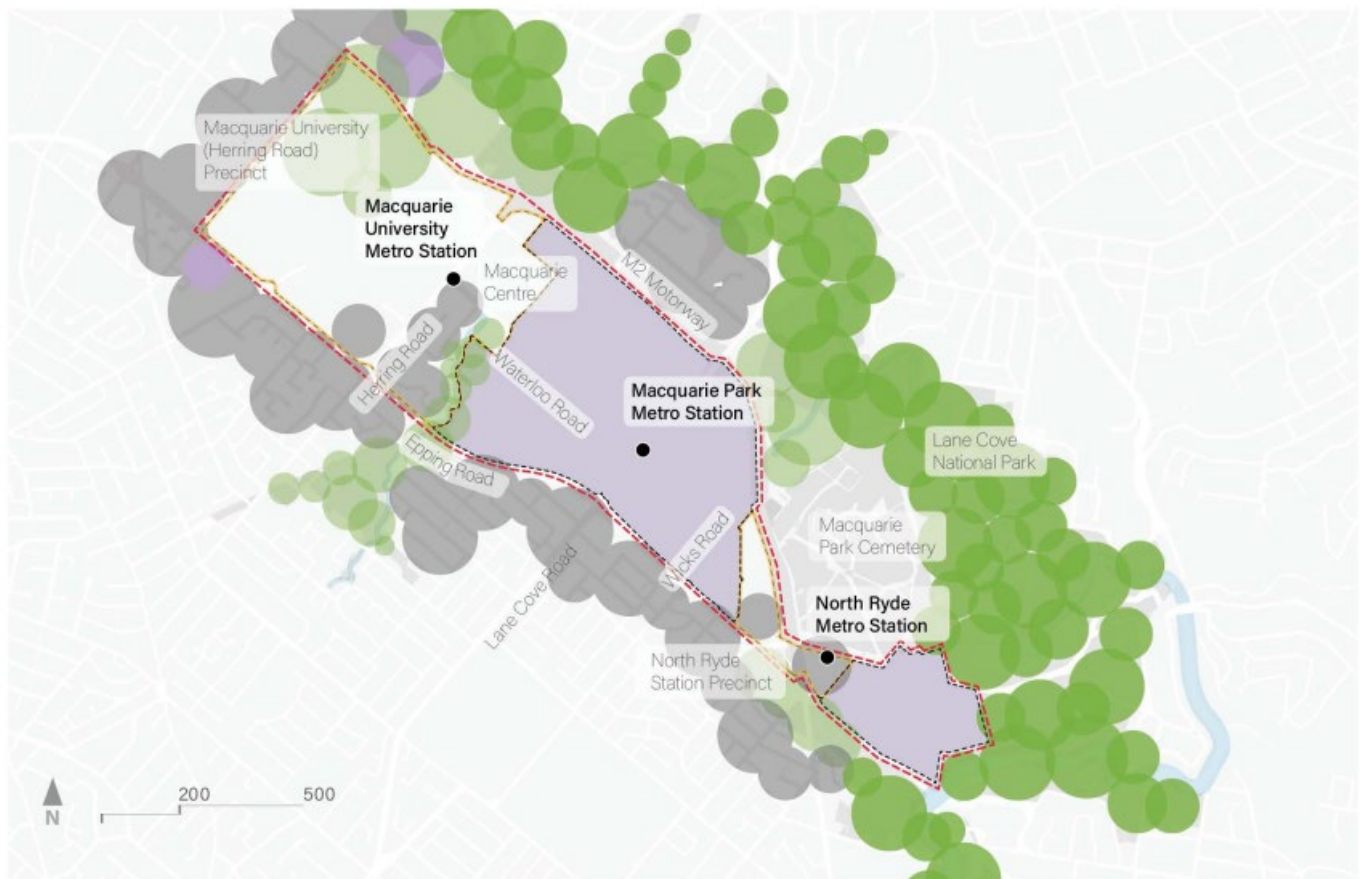
**Figure 1** Aerial map  
Source: Nearmap / Ethos Urban



## 2.0 Background

The Place Strategy has been developed under the Ryde Co-ordination Group (RCG), chaired by the Greater Cities Commission (GCC) Eastern Harbour City Commissioner with the intention to better co-ordinate land use, infrastructure planning and delivery across the Ryde LGA. It is understood the Place Strategy and accompanying Master Plan has been developed based on analysis of the barriers which relate to the evolution of Macquarie Park including its *"disconnection from the environment, road network capacity, the lack of quality of public places and limits to walking and cycling"*. The Strategy provides a framework for creating an additional 20,000 jobs over the next 20 years, supported by up to 7,650 new dwellings in the investigation area. The Strategy was finalised in August 2022.

An image of the investigation area is provided in **Figure 2**.



### Legend

- |                            |                               |                       |
|----------------------------|-------------------------------|-----------------------|
| Investigation area         | Established residential areas | Open space            |
| Urban activation precincts | Lane Cove National Park       | Social infrastructure |
| Macquarie Park             |                               |                       |
| Metro station              |                               |                       |

**Figure 2** Macquarie Park Corridor

Source: NSW DPE

This report focuses on the Place Strategy primarily, as it was the key defining document informed by the Master Plan.

## 3.0 Vision

The Place Strategy has been developed to “create a better place, improve connectivity and find new ways for people to share ideas and technology which will in turn increase the attractiveness of Macquarie Park as a place to do business, study and invest in”. The purpose of the Place Strategy is to form a framework that will inform the planning for new connections and open spaces, as well as 20,000 jobs and up to 7,650 homes in the investigation area.

The vision for Macquarie Park, as stipulated within the Place Strategy is as follows:

*“A growing home to world-class businesses, innovation, research and education, Macquarie Park is competitive and resilient, with a stronger role within Greater Sydney’s and Australia’s economies. It is a place for people, characterised by its connectivity and the unique setting of Wallumattagal Country—a place of rivers and fertile wetlands with a deep history of learning, trade and culture. Macquarie Park is a place where people go to share ideas; a place that fosters creativity through interconnected relationships between people, businesses, places of education and a renewed connection to Country”.*

### The Proposal’s alignment

The vision of the Place Strategy is primarily focused on the delivery of world-class businesses, innovation, research, education and housing. The Proposal is considered to align with the Place Strategy’s vision for Macquarie Park in that it will provide for housing and amenity to support the commercial, research and education uses which are expected to generate significant job growth within the Corridor, creating a vibrant mixed use precinct that is well connected to public transport that will in turn attract these job generating uses to the area.

The proposal will:

- Create a better place by providing a diverse and active ground plane as well as a 18hour activity to the area
- Improve connectivity by delivering on the requirements of the Place Strategy and Council DCP connections that would otherwise be unlikely to be delivered mindful of the failing commercial market in the region.
- Provide new ways for people to share ideas and technology through the provision of housing opportunities for new residents in the precinct, new spaces to meet and share ideas, as well as new work spaces.
- Enhance the public domain through the delivery and creation of a public park and through-site link at the centre of the site.

As a significant landowner in Macquarie Park, it is Goodman’s intent to “increase the attractiveness of Macquarie Park to do business” and believes the proposal will help facilitate this.

It is important to note that a Concept Plan approval for 82,989sqm of business park uses in 2019 (LDA2017/0096). Of this, only 15,932sqm has been delivered. Due to the significant challenges with the office market, it is not feasible to deliver the remainder of the approved Concept.

The build-to-rent (BTR) model which is proposed is a new form of housing tenure that has emerged in Australia and comprises housing purpose-built for renting that has the potential to provide high-quality housing options to accommodate the growing population, either permanently or until such time as they are in a position to purchase their own home. The BTR model is underpinned by its ability to provide significant social benefit through its commitment to placemaking, creating communities, and improving the tenant experience and in the proposed development, provides benefits to wider community, which is in alignment with the vision for Macquarie Park under the Place Strategy which seeks to create a place for people. It is expected such a model will be a suitable form of living for Macquarie Park which attracts, and continues to attract, a range of businesses, innovation and research and education, which in turns entices a diverse demographic of differing socio-economic backgrounds.

BTR is recognised in the Department’s Finalisation Report for the St Leonards Crows Nest 2036 Plan as providing a public benefit, noting:

*“Built-to-rent housing has the potential to deliver key public benefits for the community, including greater housing choice in a stable-rental environment which can result in more established residents actively participating in the community” (DPE, 2020).*

## 4.0 Big Moves

The Place Strategy establishes six (6) 'big moves', each with related actions that will be applied as the Strategy is implemented. The big moves are key interventions that require coordination between, and resourcing from multiple state agencies, Council and industry. A summary of the Proposal's alignment with each of the big moves and the associated actions, is summarised in **Table 1** below.

**Table 1** *Summary of Proposal alignment with the Place Strategy Big Moves*

Big Move	Proposed Development achieves the Big Move by
<b>1. Drive the transformation of Macquarie Park into an innovation precinct.</b>	<ul style="list-style-type: none"> <li>Supporting greater levels of activation throughout the day by accommodating a permanent residential population.</li> <li>Responding to market drivers and delivering the highest and best use for a site in proximity to high frequency transport.</li> <li>Improving local amenity and attracting further investment in Macquarie Park.</li> <li>Creating a place for local workers, young professionals and students to live.</li> <li>Providing additional street front retail amenity which provides an activated ground floor interface to Waterloo Road where it was previously not afforded. This will make Macquarie Park a better place to both live and work.</li> <li>Delivering on speciality retail and food and beverage outlets that have an interface internally within the public domain to enhance the amenity and benefit of future residents and workers on site.</li> <li>BTR is an innovative and emerging housing model in Australia.</li> </ul>
<b>2. Scale and time new development to match infrastructure capacity</b>	<ul style="list-style-type: none"> <li>Leveraging off recent investments in public infrastructure such as the North West Metro line.</li> <li>Aligning delivery of dwellings with key public transport hubs.</li> <li>Provide developer contributions to enhance infrastructure provision within Macquarie Park.</li> <li>Activation of the ground plane, including publicly accessible open space contributes to social infrastructure available in the LGA.</li> </ul>
<b>3. Rebalance transport use</b>	<ul style="list-style-type: none"> <li>Improving the quality of how people and goods move around Macquarie Park by way of new through-site links and rebalancing the approach to movement through human-centric focused design solutions.</li> <li>Encouraging a shift away from private vehicle use through creation of a BTR scheme in proximity to public transport, jobs, retail facilities and other services.</li> <li>Facilitating and supporting work from home options for future residents and local workers.</li> <li>Create a place that facilitates walkability and returns a pedestrianised scale focus to the site where it was previously devoid.</li> <li>Parking spaces for a BTR development are less than a commercial development.</li> </ul>
<b>4. Prioritise and enrich the pedestrian experience</b>	<ul style="list-style-type: none"> <li>Delivering high density residential development in proximity to existing public transport infrastructure, and mass retail destinations.</li> <li>Create a more permeable landscape that reclaims areas dedicated to carparking into a place centred around courtyards, pathways and landscaped focused places.</li> <li>Activate ground plane through retail and business uses to enrich pedestrian experience.</li> <li>Orientate built forms to address the public realm, accessed internally within the site and thereby increasing levels of passive surveillance.</li> <li>Provide pedestrian through site links that are embellished with high quality landscaping and are larger than what is required under the Ryde DCP 2014 and Place Strategy.</li> <li>Fine grain nature of development stimulates pedestrian movements compared with current 'business park' character of the site.</li> </ul>
<b>5. Create sustainable neighbourhoods within Macquarie park, each with their own identity and role.</b>	<ul style="list-style-type: none"> <li>Developing and revitalising a site that is currently underutilised in its existing capacity.</li> <li>The development with its activated ground plane and landscaping enhance character thereby helping to create an identity for the neighbourhood.</li> <li>Delivering housing at a range of price points to align with different segments of the population. Future residents are able to rent what they actually need and are able to enjoy other benefits and facilities that are able to be provided as part of a BTR scheme.</li> <li>Delivering a BTR scheme that supports sustainability initiatives, operational efficiency, and creation of sense of community that are possible through single ownership and active management.</li> <li>Residential uses help drive an 18 hour economy where food and beverage offerings are open to service residents after returning home from work.</li> </ul>
<b>6. Connect to Country and deliver better</b>	<ul style="list-style-type: none"> <li>Collaborating with indigenous designers and consultants to create respectful, multi-layered and celebratory precincts with the 'start with country'.</li> </ul>

A response to each of the actions provided under each Big Move is provided in the following sections.

## 4.1 Big Move 1: Drive the transformation of Macquarie Park into an innovation precinct

The Proposal's alignment with the Big Move 1 actions are provided in **Table 2** below.

**Table 2** *Proposal's Alignment with Big Move 1*

Action	Alignment
<i>1.1 Extend trading hours of core night-time uses with infrastructure to support temporary popups near key interchanges after 5pm.</i>	<ul style="list-style-type: none"> <li>The Proposal includes 3,419m<sup>2</sup> of non-residential floor area at ground level which will support an 18 hour economy, providing opportunities for 'after hours' activation to the future retail spaces. The retail components will be supported by both existing and future residents and workers within the surrounding area.</li> <li>Further activation is envisaged via other ancillary opportunities such as new communal gathering spaces and flexible zones across public and semi-public spaces.</li> <li>Importantly, the delivery of a diverse range of uses will create activity and vitality to the existing business park precinct and patrons to these intended night time uses.</li> </ul>
<i>1.2 Design a fit-for-purpose future governance structure to drive growth and provide a coordinated and collaborative vision for Macquarie Park's future, based on the place strategy.</i>	<ul style="list-style-type: none"> <li>Goodman has a large landholding within the Macquarie Park corridor and has genuine intent to deliver on the vision for the site consistent with the Macquarie Living Station – Gari Nawi neighbourhood objectives.</li> <li>The governance structure for BTR means the BTR provider remains as a long-term owner of the site, provide housing opportunities in proximity to existing employment opportunities and transport linkages.</li> </ul>
<i>1.3 Continue to engage the private sector and the local community actively in events and program development through initiatives such as the Venture cafe and the Macquarie University Incubator.</i>	<ul style="list-style-type: none"> <li>Goodman are committed to working with Council to help deliver events and programs for initiatives surrounding the site.</li> <li>The BTR model and its long-term ownership will enable the effective delivery of such events and programs. It will also enable the connection of residents with the broader community.</li> <li>The project team has engaged with the local community in the lead up to the lodgement of the SSDA.</li> </ul>
<i>1.4 Promote entrepreneurship and provide opportunities for smaller businesses to increase their exposure to anchor institutions through initiatives such as the CMPID and Macquarie Park forum.</i>	<ul style="list-style-type: none"> <li>The Proposal includes workshop areas for residents that will encourage local creatives to practice in an environment that will provide opportunities for knowledge sharing and inspire smaller businesses to anchor themselves in an unpaid working environment.</li> </ul>
<i>1.5 Promote outwards links (leveraging the Hearing Hub and medical research facilities) including local, regional and international networks, including using Macquarie Park as a test bed to promote innovation and the trial of new technologies.</i>	<ul style="list-style-type: none"> <li>Goodman will utilise its significant ownership and tenancy links to connect with and advise key Macquarie Park businesses of the opportunity for those businesses to provide housing opportunities for their staff close to their places of work and key research facilities such as Macquarie University.</li> </ul>
<i>1.6 Support business growth and inward investment through incentives to create live-work opportunities for entrepreneurs.</i>	<ul style="list-style-type: none"> <li>The Proposal presents an opportunity to provide for 736 rental dwellings within close proximity to existing and future commercial, research and education uses.</li> <li>The BTR product provides an all-encompassing lifestyle opportunity well suited to busy professionals. From safe and secure concierge services, through to community and communal benefits.</li> <li>This is well aligned to the opportunity to create true live / work opportunities and a sense of community in the Precinct.</li> </ul>
<i>1.7 Develop a private sector funding strategy for investments within Macquarie Park.</i>	<ul style="list-style-type: none"> <li>Goodman has invested significant funds and recognises that these funds will be required to kick start the delivery of infrastructure much needed to catalyse the precinct.</li> <li>The SSDA will be accompanied by a public benefit offer within the intention to enter into a Voluntary Planning Agreement (VPA). The Public Benefit offer will include through site links in line with the</li> </ul>

Ryde Macquarie Centre Site Specific DCP, which unlocks the ability to utilise incentive development standards under the Ryde LEP 2014. Furthermore, it will also include the delivery of a public park in accordance with the Place Strategy.

1.8 Work to intensify venture capital presence.	<ul style="list-style-type: none"> <li>Not directly applicable to the Proposal.</li> </ul>
1.9 Continue to fund for programmed public spaces and events and create places and spaces for community and worker interaction.	<ul style="list-style-type: none"> <li>Goodman are committed to helping contribute to the activation of public spaces through events and other programs, particularly within their proposed public park being the 'heart of the site' located in the centre of the site.</li> <li>A letter of public benefit offer submitted with the application proposes a public park and several through-site links that will become a key piece of public space, with the potential for events targeted at attracting visitors, workers and residents.</li> </ul>
1.10 Promote investment in digital infrastructure and technology across Macquarie Park to create a high-quality platform for innovative firms and strengthen the area's networking assets.	<ul style="list-style-type: none"> <li>Goodman will develop a digital application for the use of its residents and operations staff. This app will provide for key links to surrounding groups, organisations and education facilities enabling residents to quickly connect with resources.</li> </ul>
1.11 Work with the private sector to deliver commercial floor space that provides curated, affordable and agile space for new and innovative enterprises.	<ul style="list-style-type: none"> <li>The Proposal provides for 3,419m<sup>2</sup> of non-residential floor space which has the potential to accommodate innovative enterprises.</li> <li>As noted, the BTR product provides space for plug in co-working opportunities for all residents.</li> </ul>
1.12 Develop planning controls to create flexible and adaptable floor space that can cater for a range of business types, sizes and sectors as the demand shifts. (Investigation Area)	<ul style="list-style-type: none"> <li>Not directly applicable to the Proposal.</li> </ul>
1.13 Investigate opportunities for a purpose built building in a strategic location within the commercial core that provides curated, affordable and agile office space for new and innovative enterprises. (Investigation Area)	

## 4.2 Big Move 2: Scale and time new development to match infrastructure capacity

The Proposal's alignment with the Big Move 2 actions is provided in **Table 3**. It should be noted that the BTR model delivers significant inbuilt amenity and infrastructure for its residents through the provision of communal facilities comprising communal gardens, a pool, lounges and a gym.

**Table 3 Proposal's Alignment with Big Move 2**

Action	Proposal Alignment
2.1 Investigate opportunities for new and upgraded schools of all levels across Macquarie Park.	<ul style="list-style-type: none"> <li>The project will be subject to local and state infrastructure contributions as well as a VPA and has had regard to the DPE Strategic Infrastructure and Services Assessment.</li> </ul>
2.2 Develop an infrastructure priority list for Macquarie Park to shortlist the projects that will deliver the greatest economic, social and health impact.	
2.3 Develop strategic place-based infrastructure plan to support agency in-flight projects.	
2.4 Develop state and local infrastructure delivery and contributions plan(s). (Investigation Area)	<ul style="list-style-type: none"> <li>Not directly applicable to the proposal. The Proposal will be subject to local and state contributions to assist with the delivery of state and local infrastructure delivery.</li> </ul>

## 4.3 Big Move 3: Rebalance transport uses

The Proposal's alignment with the Big Move 3 actions is provided in **Table 4**.

**Table 4** *Proposal's Alignment with Big Move 3*

Action	Proposal Alignment
<i>3.1 Encourage a sustained transition away from private vehicle use.</i>	<ul style="list-style-type: none"> <li>• The BTR model (and the Proposal itself) seeks to reduce typical car parking requirements for a residential use under the Ryde DCP 2014 which in turn encourages a transition away from private vehicle use.</li> <li>• The proposed development provides a car parking rate representing a significant reduction (366 residential cars) of the rate required to be provided with standard residential dwellings per the Ryde DCP 2014 (572 cars).</li> <li>• The proposed number of carparking spaces is significantly less than the current Concept DA of 1,014 approved car spaces for the site</li> <li>• The Proposal's proximity to Macquarie University Metro Station (500m) makes it an ideal location for residential development. A Green Travel Plan will accompany the EIS which will maximise the use of sustainable travel modes by the future occupants of the Proposal.</li> <li>• The delivery of retail floor space will also provide residents and the surrounding population with access to daily needs without the need to drive to surrounding centres, however the site is within ideal walking distance of the Macquarie Centre shopping mall where a range of retail offerings are provided.</li> </ul>
<i>3.2 Prepare precinct transport study.</i>	<ul style="list-style-type: none"> <li>• A Traffic and Parking Impact Statement has been submitted with the EIS, which identifies the impacts of the Proposal on the surrounding network.</li> </ul>
<i>3.3 Reduce the overall quantum of parking relative to the number of employees and/or floor area within developments.</i>	<ul style="list-style-type: none"> <li>• As discussed above, the project will reduce the quantum of car parking on site compared to commercial development, and hence will result in less travel movement across the site and thereby reducing overall traffic within the precinct. The location of the site to the Metro will reduce tenant demand for vehicle travel and parking.</li> </ul>
<i>3.4 Reduce the overall quantum of parking relative to number of residents within developments.</i>	<ul style="list-style-type: none"> <li>• The Proposal seeks approval for a car parking rate that is less than Council's requirements. It will also provide the requisite bicycle parking to encourage active transport and reduce dependency on vehicles.</li> <li>• The proposed development provides a car parking rate of 0.6 residential car spaces per dwelling which is almost half the rate required to be provided with standard residential dwellings per the Ryde DCP.</li> </ul>
<i>3.5 Improve the quality of interchange between metro, bus and active transport networks.</i>	<ul style="list-style-type: none"> <li>• The activation of the new Banfield Road connection at the north of the site will further improve permeability and access to nearby other transport nodes.</li> </ul>
<i>3.6 Improve access to fast and frequent public transport services including Sydney Metro and Macquarie University Bus Interchange.</i>	<ul style="list-style-type: none"> <li>• The Proposal will locate 736 residential dwellings within 500m of the Macquarie University Metro Station. The new pedestrian linkages and public domain provided on site will also assist in creating a walkable environment that facilitates easier access to the Macquarie University Metro and Bus Interchange.</li> </ul>
<i>3.7 Create a master plan for each neighbourhood to provide a safe, direct, attractive, comfortable and adaptable walking and cycling network. (Investigation Area)</i>	<ul style="list-style-type: none"> <li>• The Proposal seeks approval for considerable public domain works which will add significant value to the connectivity of Macquarie Park and prioritise pedestrian movement.</li> <li>• The Architectural Design Report also shows how the proposed development fits within the existing site context and also the future context should the site to the south be developed in the future.</li> </ul>

## 4.4 Big Move 4: Prioritise and enrich the pedestrian experience

The Proposal's alignment with the Big Move 4 actions is provided in **Table 5**.

**Table 5** *Proposal's Alignment with Big Move 4*

Action	Proposal Alignment
4.1 Implement slow and low speed limits across Macquarie Park.	<ul style="list-style-type: none"> <li>The Proposal will include private vehicular access for residents and retail loading / waste collection services which will include new internal road linkages that will be embellished with traffic calming devices and safety features that will encourage low speeds that prioritises the pedestrian use of these thoroughfares.</li> <li>Further, the use of adequate setbacks and through-site linkages have resulted in a design that is highly permeable and pedestrian oriented.</li> </ul>
4.2 Enhance lighting, signage, clear sightlines of pedestrian and cycle networks through building design, and activity at ground level and new and existing public spaces to keep 'eyes on the ground' at all times of the day.	<ul style="list-style-type: none"> <li>The Proposal will ensure the ground plane is well lit to ensure safety of pedestrians.</li> <li>The proposal will also increase natural surveillance of the area with the introduction of active uses along the ground plane and residential development above.</li> </ul>
4.3 Improve Waterloo Road as a pedestrian connector between neighbourhoods.	<ul style="list-style-type: none"> <li>The proposal will provide activation to Waterloo Road as well as casual surveillance from the upper floor residential that will provide both day and night time activation and surveillance.</li> <li>Additionally, the proposed through site link facilitates connection between Waterloo Road and Banfield Road and therefore, will activate and enhance the pedestrian experience throughout the site and the surrounds.</li> </ul>
4.4 Continue to incentivise private development to provide 20m and 14.5m wide streets and 8m wide pedestrian links, including separate pathways and cycleways for pedestrians and cyclists, integrated with green infrastructure where possible.	<ul style="list-style-type: none"> <li>The development will provide new internal pedestrianised connections which will prioritise wide pathway linkages and are embellished with green infrastructure and landscaping buffers to road corridors where possible.</li> <li>The Proposal concentrates public domain amenity centrally within the site, providing a respite from the surrounding roadways that utilises a design that solely celebrates pedestrian focused infrastructure and landscaping elements that utilise a Connecting with Country design response.</li> </ul>
4.5 Provide informal paths through and around buildings that take pedestrians away from major roads and into side streets and laneways that respond to natural features of Ngurra. (Investigation Area)	<ul style="list-style-type: none"> <li>The Proposal includes landscaping that has considered a human centric approach at the forefront of its design. It will prioritise pedestrian travel across the site and will be activated by speciality retail and food and beverage outlets that provide passive surveillance opportunities across the public domain and away from the high frequency road network in this capacity.</li> </ul>
4.6 Design intersections, undertake landscaping and use robust materials, fixtures and furniture to improve the experience for pedestrians. (Investigation Area)	<ul style="list-style-type: none"> <li>The pedestrianised focus of the ground floor of the site presents an opportunity to significantly improve the public domain to prioritise the public domain experience through the use of landscaping and street furniture.</li> <li>Specific landscaping features including a terraced urban wetland pond system, shade structure that facilitates gathering spaces, yarning circle that is open to Sky Country, central raised lawn as the community heart, nature based play spaces, reflection pond, spiral 'senses' water feature with a seating wall will specifically enhance the pedestrian experience on site.</li> </ul>
4.7 Design new built areas that open up the large super lots of land and connect to the public domain through more active uses at street level. (Investigation Area)	<ul style="list-style-type: none"> <li>The Proposal includes new pedestrianised through-site link connections at the ground floor which will be supported by opportunities for retail tenancies and communal facilities. These proposed retail uses will activate the ground plane while providing a publicly accessible connection through what is a relatively large site.</li> </ul>
4.8 Plan for informal meeting spaces in public areas. (Investigation Area)	<ul style="list-style-type: none"> <li>The Proposal will allow for informal meeting spaces within the periphery of the proposed buildings and within the through-site links and communal / publicly accessed open space areas.</li> </ul>
4.9 Widen footpaths. (Investigation Area)	<ul style="list-style-type: none"> <li>The Proposal reintroduces footpaths and a new public domain and ground floor plane that allows for widened footpaths so that pedestrian connectivity</li> </ul>

is made easy and convenience. Opportunities for passive activity and contributing to a healthy lifestyle outcome for occupants of the site.

- The Proposal responds to and meets the Waterloo Road landscape setback requirements.

## 4.5 Big Move 5: Create sustainable neighbourhoods within Macquarie Park

The Proposal's alignment with the Big Move 5 actions is provided in **Table 6**.

**Table 6** Proposal's Alignment with Big Move 5

Action	Proposal Alignment
5.1 Undertake staged master planning and design guidelines for each new neighbourhood, including a distinct commercial core.	<ul style="list-style-type: none"> <li>• Not directly applicable to the Proposal.</li> </ul>
5.2 Establish a commitment to excellence across design and sustainability to achieve high-quality built form, public domain, environmental amenity and performance outcomes to guide quality for planning, development and delivery	<ul style="list-style-type: none"> <li>• DKO Architecture have been elected as the project architects for the Proposal. DKO are a well regarded architecture firm and will bring a high level of design quality to the Proposal.</li> <li>• The proposal has undergone two State Design Review Panel processes and benefitted from design refinement as part of these processes.</li> <li>• A Design Report outlining the Proposal's design process will be provided as part of the SSDA, which has undergone the SDRP process.</li> </ul>
5.3 Investigate new entertainment, events and cultural spaces.	<ul style="list-style-type: none"> <li>• The BTR model provides a range of social and community events for its residents as part of its operational model.</li> <li>• The Proposal includes a variety of communal spaces which will provide opportunities for community gathering and interaction.</li> <li>• The transformation of the through-site links will provide a key piece of public space that can accommodate a range of events for the broader community.</li> </ul>
5.4 Introduce best-practice resilient building design controls to mitigate environmental impacts and promote energy and water savings/recycling.	<ul style="list-style-type: none"> <li>• The Proposal will be accompanied by an ESD Report which will detail the Proposal's commitment to sustainable practices. Some of these include: <ul style="list-style-type: none"> <li>- The Proposal will not utilise gas from the grid for operations aligning with NSW net zero strategy;</li> <li>- The Proposal will include onsite electrical generation through Solar PV arrays;</li> <li>- The Proposal will be designed to achieve a NatHERS energy rating of at least 5.5 stars for each apartment and a weighted-area of at least 7 stars;</li> <li>- The Proposal is targeting a 20% reduction in upfront carbon equivalent emissions when compared to a standard practice reference building;</li> <li>- The Proposal will include sanitary fixtures and fittings which will have low flow rates to ensure unnecessary potable water is not wasted for sanitary needs; and</li> </ul> </li> <li>• The Proposal will provide electric vehicle parking infrastructure within the resident carpark to support and encourage the uptake of low emissions vehicles.</li> </ul>
5.5 Ensure a diversity of dwelling typologies including 5-10% affordable housing.	<ul style="list-style-type: none"> <li>• The Proposal will comprise a mixture of studios, 1-bedroom, 2-bedroom and 3-bedroom apartments, including accessible and silver living standard, which respond to market demand and will add to the diversity of accommodation in the Macquarie Park Precinct.</li> <li>• The BTR model is considered to deliver high-quality housing which provides housing security, as well as housing diversity.</li> <li>• There is no affordable housing proposed.</li> </ul>
5.6 Contribute to the goal of net zero emissions by 2050.	<ul style="list-style-type: none"> <li>• The Proposal is committed to achieving net-zero carbon emissions in its operations by avoiding the use of grid gas and instead</li> </ul>

procuring 100% renewable electricity and offsetting the Proposal's refrigerants.

5.7 Identify potential water-sensitive urban design opportunities in new open space and creek restoration works for optimised urban stormwater management.

- The Proposal includes landscaping which will include rainwater gardens.

5.8 Mitigate impacts of stormwater runoff and impacts of wastewater services from existing and new development in a more sensitive way

- The Proposal will be accompanied by a Stormwater Management Strategy which will identify how stormwater runoff is to be appropriately treated and reused. Treatment measures include:
  - Rainwater Tanks;
  - Storm filter Cartridges;
  - Ocean Guard Pit Inserts; and
  - Bioretention Raingardens.

## 4.6 Big Move 6: Connect to Country and deliver better quality open spaces

The Proposal's alignment with the Big Move 6 actions is provided in **Table 7**.

**Table 7 Proposal's Alignment with Big Move 6**

Action	Proposal Alignment
6.1 Make Dharug culture more visible by exploring the integration of Dharug language and symbols on signage, wayfinding, building names, new street names and public art.	<ul style="list-style-type: none"> <li>• The SSDA is accompanied by a Connecting with Country Report and Urban Design Report that details how the Proposal has considered, and can consider, elements of Country.</li> <li>• Goodman has demonstrated their engagement with the local knowledge holders which has, and will, continue through this project.</li> <li>• The design has been developed on the core principles of embedding stories, journey lines, cultural markers, and use of language in a First Nations context into every sense of the design approach to the built form, public domain and landscaping strategies, as endorsed by the Government Architect at the first SDRP review.</li> </ul>
6.2 Work with Traditional Custodians and knowledge holders to enliven the public realm with programming, activation and installations.	
6.3 Investigate opportunities to include Aboriginal representation in Macquarie Park governance structures.	<ul style="list-style-type: none"> <li>• Goodman has undertaken work to adopt Connecting with Country principles into the design as a key foundational design objectives and have specifically included Dharug spatial and Country expertise in the project team to deliver on this representation as part of the design response.</li> </ul>
6.4 Become a leader in green space design, providing new, inviting, accessible, diverse and comfortable public open space and enhanced public open space. (Investigation Area)	<ul style="list-style-type: none"> <li>• The BTR project delivers significant desirable and usable public open space areas for its residents and visitors.</li> <li>• These areas include terraced urban wetland pond system, shade structure that facilitates gathering spaces, yarning circle that is open to Sky Country, central raised lawn as the community heart, nature based play spaces, reflection pond, spiral 'senses' water feature with jets and raised waterfall features with seating wall.</li> <li>• The site will also include a series of places that can facilitate retreat and will act as passive relaxation zones.</li> <li>• The pedestrianised focus of the ground floor plane also creates the opportunity to increase the street tree canopy and landscaping within the Macquarie Park corridor. The site also provides public domain connections to future through-site links on the opposite site of Banfield Road.</li> </ul>
6.5 Create a well-connected network of new and improved open spaces for the growing Macquarie Park community.	<ul style="list-style-type: none"> <li>• As above, the activation and pedestrianisation of the site will result in an intensification of new landscaped elements and places that have been designed with people in mind.</li> <li>• The design of the public realm in this regard is considered to excel at creating external outdoor places that are beyond capable of facilitating social and community cohesion within the precinct.</li> </ul>

6.6 Investigate opportunities to show and open up the creek spaces and historic lines as open water and as places of increased biodiversity and green infrastructure.

- The Proposal reintroduces water sensitive urban design and landscaping elements through a series of landscaped features and ponds that pay homage to the creek lines that once were across the site.

6.7 Create a richer urban tree canopy along major roads and intersections.

- Significant trees are being retained on site, especially at the Waterloo Road frontage as it provides a buffer between a major traffic corridor and the site.
- The landscape and architectural plans seek to champion these well-established trees in the design of the precinct by setting back development away from Waterloo Road and utilising landscaping wherever possible to act as a natural barrier to the urban road network that surrounds the site.

6.8 Provide high-quality green infrastructure including, where feasible, creek restoration.

- See above regarding the landscape design.

## 5.0 Overall Design Criteria

The Proposal's alignment with the Place Strategy Overall Design Criteria is provided below in **Table 8** below.

**Table 8** *Proposal's Alignment with the Design Criteria*

Design criteria	Description	Proposal Alignment
New public open space	<ul style="list-style-type: none"> <li>• Ensure open space is inviting, accessible, diverse and comfortable, fostering opportunities for active lifestyles and social connections.</li> <li>• Ensure visual and physical connectivity between the open spaces, woven ways and through-site access to link them to each other and to the wider area.</li> <li>• Ensure open space design considers and embraces the topography of the neighbourhood.</li> </ul>	<ul style="list-style-type: none"> <li>• The state of the public domain embellishments proposed as part of the internal through-site link connections will create a new place that is inviting, accessible, diverse and inclusive of all lifestyles for future workers and residents whom will occupy the site.</li> <li>• This new through-site link connections will create additional permeability and connectivity across the precinct and wider corridor.</li> <li>• A new publicly accessible park of 4,126m<sup>2</sup> will feature in the development.</li> <li>• The Proposal has considered the topography of the site, facilitating the 12.75m steep level change into the design of the place as it is dissected by the centralised through site link and aided with 'ant hill' like mounds that do not impede on sightlines yet allow the design of the place to be adaptable to its topographical nature.</li> </ul>
Greenery	<ul style="list-style-type: none"> <li>• Ensure no net loss of canopy across the precinct.</li> <li>• Aim for the following canopy targets: <ul style="list-style-type: none"> <li>- Residential zoned land including streets 40%.</li> <li>- Business zoned land including streets 35%.</li> <li>- Open space including streets 45%.</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>• The Proposal is accompanied by an Arborist Report that will detail the number, location, condition and significance of trees to be retained, any trees proposed to be removed as well as any new trees proposed.</li> <li>• It is to be noted that the proposal seeks the planting of 143 new trees and will have a total tree canopy coverage of 42% of the site, which substantially exceeds the minimum of 35% for business zones.</li> </ul>
Building typologies	<ul style="list-style-type: none"> <li>• Avoid large footprint, single-site buildings and aim for series of buildings around courtyards that allow through-site links.</li> <li>• Consider mixed-use buildings with cultural, educational/school, health and community facilities as well as residential and commercial uses.</li> <li>• Encourage a diversity of apartment types, sizes and layouts to accommodate households of all ages, abilities, sizes and</li> </ul>	<ul style="list-style-type: none"> <li>• The Proposal has avoided the application of large building footprints, by proposing (6) distinct built forms that accommodate varying heights and street wall sizes.</li> <li>• A pedestrian through-site link further breaks up the built forms by providing lower ground connections through the site which includes elements that are shrouded in Connecting with Country and with connection to the sky.</li> </ul>

	<p><i>needs, including those with demands on space and acoustic privacy due to working from home.</i></p> <ul style="list-style-type: none"> <li>• <i>Use changes in scale and built form to create architectural interest and diversity and enhance relationship with the public domain.</i></li> </ul>	<ul style="list-style-type: none"> <li>• The buildings include active uses within the podiums and the ground floor.</li> <li>• A total of 736 dwellings are proposed which includes a diverse mix of unit typologies which will accommodate contemporary needs.</li> <li>• The Proposal's built form is varied with the differing built forms that each offer different size podiums and tower formations of varying heights and proportions ranging from 3 storeys to 20 stories, depending on the context in which each building is proposed to be situated.</li> </ul>
Overshadowing	<ul style="list-style-type: none"> <li>• <i>Protect solar access to public open space, with winter solstice protection from 10am to 2pm.</i></li> <li>• <i>Require all solar testing without the benefit of artificial solar access or heliostat intervention.</i></li> </ul>	<ul style="list-style-type: none"> <li>• The spatial layout of the precinct allows for a protection of solar access to its centralised public domain and open space areas which enable it to achieve the minimum requirements for solar access.</li> </ul>
Wind	<ul style="list-style-type: none"> <li>• <i>Design building massing, set backs and articulation zones to enable the achievement of appropriate wind conditions.</i></li> <li>• <i>Ensure design mitigates adverse wind effects and satisfies the relevant wind criteria for the intended uses of the public domain.</i></li> <li>• <i>Ensure design does not exceed the Wind Safety Standard.</i></li> <li>• <i>Ensure wind impacts in public areas should not exceed the wind comfort standard criteria for sitting, standing and walking, considering the intended use of the space.</i></li> </ul>	<ul style="list-style-type: none"> <li>• The Proposal is accompanied by a Pedestrian Wind Environment Assessment as requested by the SEARs.</li> <li>• It provides an assessment of the built form against the wind comfort standard criteria for sitting, standing and walking, considering the intended use of the space and will provide recommendations to mitigate any potential adverse impacts.</li> </ul>
Building design	<ul style="list-style-type: none"> <li>• <i>Ensure design responds to context, character, culture and Country.</i></li> <li>• <i>Promote architecture that puts people first, including how they experience a building at street level and how public areas and buildings interface.</i></li> <li>• <i>Encourage innovative, creative and high-quality building design that positively contributes to the public domain and defines streets and public spaces.</i></li> <li>• <i>Achieve high-level sustainable development baseline targets</i></li> </ul>	<ul style="list-style-type: none"> <li>• The Proposal responds to the surrounding existing and future height context.</li> <li>• Tower heights up to 20 storeys provide a transition of height from Waterloo Road to 2 storeys near Banfield Road, considering the context of maximising solar access to the through-site link as well as capturing as much solar amenity as possible to future occupants of the BTR towers.</li> <li>• Further, the podium heights define the public domain and create an acceptable street frontage.</li> <li>• The Proposal has considered prioritised Connection to Country principles embedded into the design ethos.</li> <li>• The pedestrianised focus of the through-site link presents opportunities for cultural celebration.</li> <li>• The pedestrian experience has been a key consideration in the development of the design, ensuring the public domain is of a high quality and the ground plane of the Proposal comprises active uses to ensure vibrant streetscapes and public domains.</li> <li>• The BTR product creates great activity and vibrancy for a precinct, ensuring a sense of community for all residents.</li> <li>• An ESD Report accompanies the SSDA which will identify the Proposal's high-level sustainability commitments including a NatHERS energy rating of at least 5.5 stars for each apartment and a weighted-average of at least 7 stars.</li> </ul>
Location of taller buildings	<ul style="list-style-type: none"> <li>• <i>Locate taller buildings where they have least shadow impact on public areas,</i></li> </ul>	<ul style="list-style-type: none"> <li>• Multiple design options were explored for the site and the Proposal was considered to result in the most</li> </ul>

*including footpaths, connections and meeting spaces.*

- *Locate taller buildings to take advantage of views and proximity to open space.*
- *Ensure adequate separation between buildings to maximise direct solar access to adjoining properties.*
- *Use appropriate design features on taller buildings to minimise the impact of wind on the public domain.*

optimal outcome for achieving solar access to the proposed apartments whilst also maintaining high amenity outcomes to apartments situated at the south of the site.

- The Design Report will identify all potential overshadowing on public areas, footpaths, connections and meeting spaces.
- The Proposal's built form maximises views and will benefit from the enhancement of the centralised open space provided on site.
- A Visual Impact Assessment has been prepared in support of the proposal.
- DKO Architecture have developed features to the tower elements that will mitigation any wind impacts.

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Taller building design

- *Avoid visual bulk when taller buildings are viewed from street areas not only at site level, but when considering the buildings together at the activity hubs and from, where relevant, the M2 or creek areas.*
- *Design taller buildings to allow for a permeable and interesting skyline.*
- *Provide variation in built form and heights to ensure appropriate interface with adjacent development sites.*
- *Maximise direct solar access to adjoining properties.*

- The massing approach and modulation of buildings has been informed by a series of matters including building separation, views and outlook, maximisation of amenity, visual impact, bulk and scale and open space.
- The majority of the Proposal's height is concentrated on the site's southern boundary to Waterloo Road.
- The through-site link intersects with the future through-site link flagged for neighbouring development which will assist with wayfinding across the site as it will naturally form part of a key arrival zone for the precinct.
- The separation of tower formations on site, considerably setback from the podium street walls will ensure solar access to each of the buildings is maximised. It provides for distances which are in alignment with the Apartment Design Guideline building separation minimums.

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Podium design

- *Consider weather protection and clear identifiable entrances.*
- *Prioritise building frontages that create human scale and are busy and active, addressing open space, pathways and woven ways to bring activity and connections and provide passive surveillance.*

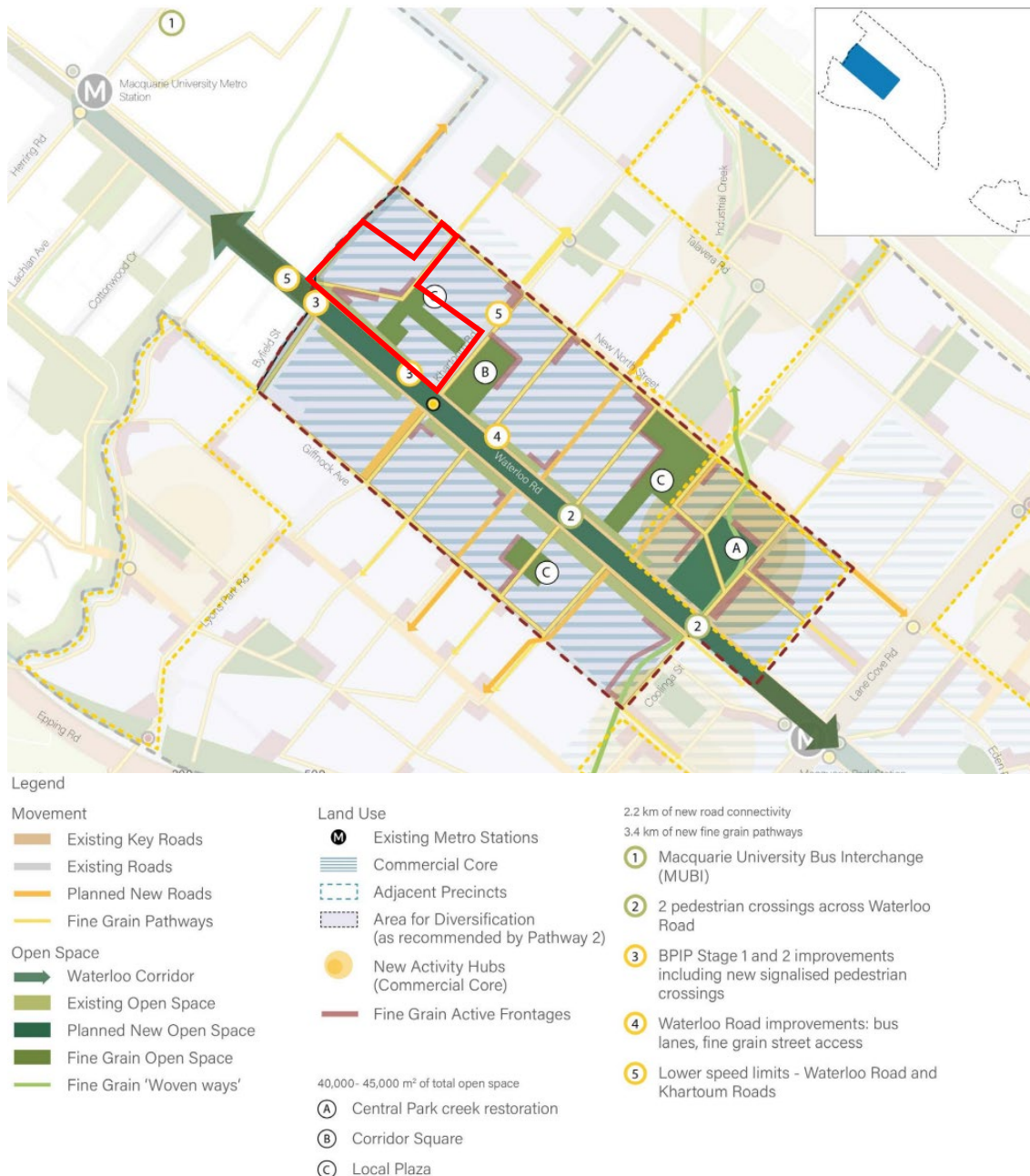
- The Proposal will ensure all entrances will provide adequate weather protection.
  - The retail uses have been concentrated around the pedestrian link to encourage passive surveillance, contained within the podium which will offer weather protection design features.
  - The Proposal's primary entries is located on Waterloo Road and Banfield Road.
-

## 6.0 Waterloo Park – Butbut (Heart)

The site is located within the Waterloo Park – Butbut (heart) precinct which is the main central neighbourhood that connects Herring Road to Macquarie Park (refer to **Figure 3**).

The Place Strategy envisages it as a predominantly commercial neighbourhood, with a new activity hub, extensive existing commercial core and potential to form a new green focus for Macquarie Park, a connecting link and a welcoming space of arrival.

The site is flagged to include a commercial core with an equal amount of new public open space opportunities, in a prime location nearby to the existing Macquarie Centre, Macquarie University and the Metro Station. The proposed residential towers as envisioned in this SSDA are considered to further enhance the amount of activity and economic generation on site and in the immediate area to help deliver an activated, truly mixed use site, compatible with its location adjacent to high frequency transport corridors.



**Figure 3** Location of site relative to the Waterloo Park Precinct (site outlined in red)

Source: NSW Government

### Consistency with Land Use

The Economic Report, prepared by Goodman indicates the outlook and opportunity for commercial office floorspace within Macquarie Park is limited. Social Infrastructure Analysis has been undertaken as part of the early investigations to inform this SSDA which has highlighted that the proposed development can accommodate for additional local facilities required to meet the needs of additional residential demand generated by the proposed BTR uses.

Council's Local Strategic Planning Statement (LSPS) stipulates a housing target of 4,400 dwellings for the period 2021-2026, which the proposal will help to achieve. The benefit of the BTR model is that it will provide an innovative model of housing that can accommodate a broader portion of the community. Further, strategic policies identify the need to deliver greater housing supply around key transport nodes while the LSPS highlights that delivery of higher density housing should be focused in areas appropriately serviced by infrastructure while preserving local character. The site given its proximity to the Macquarie University Metro Station and Bus Interchange, is considered an ideal location for transit-oriented development. Further, the Proposal's residential uses are considered to result in the best outcome for future residents, placing homes close to employment, parklands and open space.

As noted previously, the Proposal will generate approximately 173 operational jobs through the BTR model staffing requirements and retail uses proposed on the ground level, and a further 1,398 direct construction job-years are estimated to be created during the construction process.

### **Consistency with Public Park and Through Site Link**

The Place Strategy identifies a fine grain open space and active frontage zone on the site. As detailed in the Architectural Drawings and the Architectural Design Report, the proposed development seeks to deliver both a public park and through site link through the centre of the site and therefore, is consistent with the Place Strategy.

Whilst it is acknowledged that the proposed location and configuration of the park and through site link differs from the Place Strategy – which is highly (and unusually) specific in its design and shape, it is emphasised that the proposal results in a better urban outcome and positively contributes to enhancing the public domain and ground plane.

The existing context of the site with 2 Banfield Road located to the north of the site and east/west aligned site being proximate the key centre of Macquarie Park, it is unreasonable to expect unfettered solar access to the open space at the site.

However, the following highlights the benefits of the proposed scheme:

- The proposed park receives more solar access than the Place Strategy intended open space.
- The proposed park receives 2 hours of solar access to 50% of the principle useable area between 9am to 11am, while the Place Strategy scheme receives a maximum of 24% solar access for one hour at 10am.
- With a total area of 4,126m<sup>2</sup>, the proposed park is substantial in size and larger than the Place Strategy scheme.
- The proposed through site link and public park has been designed accordingly to provide clear and unobstructed sightlines and directly connect Waterloo Road to Banfield Road, and therefore providing a more safe, secure and efficient public domain.

Overall, while the proposal deviates from the suggested location of the park and through site link under the Place Strategy, it is considered that it presents a better outcome that is still consistent with the vision and objectives of the Place Strategy which seeks to:

- Protect solar access to new public open space, with winter solstice protection from 10am to 2pm.
- Require all solar testing without the benefit of artificial solar access or heliostat intervention.

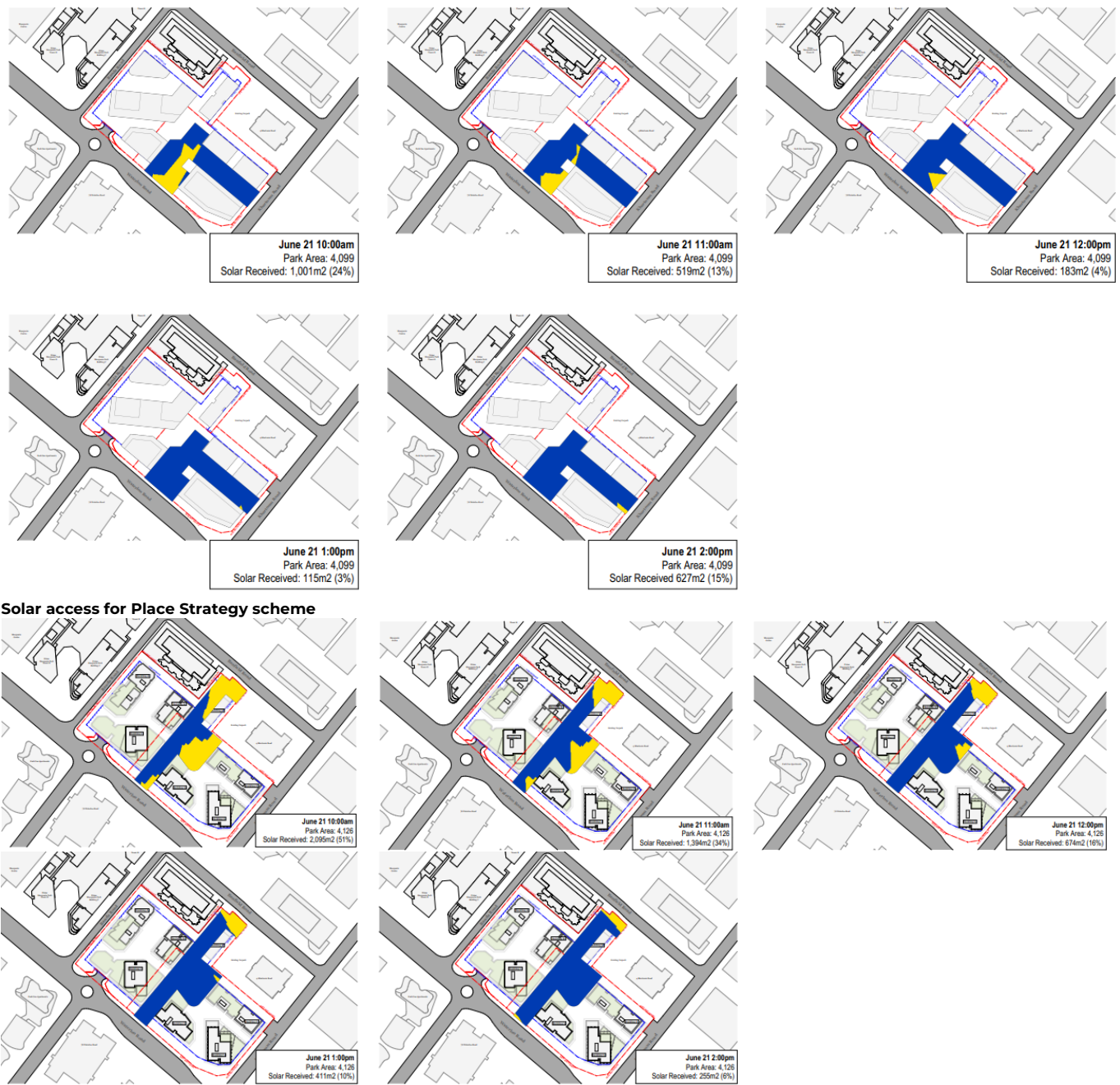
The weighting given to these considerations are noted below:

The Place Strategy is given weight via s9.1 Ministerial Directions which applies to the rezoning of land and the *Environmental Planning and Assessment Regulations 2021* (Section 35 requiring 'assessment of consistency'):

In respect of the weight to be given to the Place Strategy, we note that there is still work to be done in the Neighbourhood to determine what the future built form, mix of uses and open space needs and location should be. Goodman intend to work with the DPE on this master planning as it progresses.

The DCP is guidance for all development in Macquarie Park however does not strictly apply to SSDA. Regardless, the proposal has been planned to the Council requirements of solar access being at least 50% of new public space is to receive 3 hours sunlight between 9am and 3pm on the 21st June. In this instance, the site receives 2

hours between these hours which is a reasonable outcome mindful of the east/west aligned site in a highly urban location. Regardless, the resultant open space receives better solar access than that provided in the Place Strategy scheme. **Figure 4** below provides an excerpt of the solar analysis undertaken, which highlights the comparison between the Place Strategy Scheme and the proposed scheme. Further detail is provided in the Architectural Design Report prepared by DKO Architects.



**Solar access for to proposed park**  
**Figure 4** Comparison of solar access to park for proposed scheme and Place Strategy Scheme  
 Source: DKO Architects

## 6.1 Key Neighbourhood Moves

The Place Strategy outlines five (5) key neighbourhood moves for the Macquarie Living Station precinct. The Proposal's alignment with each is outlined in **Table 9**.

**Table 9** *Proposal's alignment with Waterloo Park precinct key neighbourhood moves*

Key Neighbourhood Move	Proposal Alignment
<i>The Transport for NSW headquarters building and associated open space forms an important new anchor. This cluster will be enhanced into high-profile science and technology buildings around Waterloo Road and connected to Macquarie Park Metro Station.</i>	<ul style="list-style-type: none"><li>• n/a</li></ul>
<i>Linking across the high points and connecting the two primary creeks, Butbut can be the healthy, healing heart of Wallumatta. It will be characterised by health, medicine, pharmaceutical businesses and educational institutions.</i>	<ul style="list-style-type: none"><li>• n/a</li></ul>
<i>The Macquarie University Faculty of Engineering presents an opportunity to develop a cluster of public uses, with a whole life learning offer in a natural setting around the creek.</i>	<ul style="list-style-type: none"><li>• n/a</li></ul>
<i>A corridor with multiple walking trails, cycleways and possible micro-mobility corridors weaving through and across the neighbourhood.</i>	<ul style="list-style-type: none"><li>• The spatial layout of the site has been deliberately and carefully considered to maximise efficient access across the site that prioritises pedestrian corridors that weave throughout the buildings and across the neighbourhoods to nearby sites.</li></ul>
<i>Adjacent landowners and state agencies will need to work together to deliver benefits.</i>	<ul style="list-style-type: none"><li>• Goodman are open to this opportunity with neighbouring landholders to work together to deliver on key social infrastructure and diversified housing benefits close to transport and services.</li></ul>

6.2 Phasing and Delivery

It is understood the phasing and delivery of the Place Strategy is staged across three (3) phases as demonstrated in **Table 10**.

It is expected the Proposal will be completed between 2027 and 2028 which aligns with the beginning of the Year 6-10 stage of the delivery timeline. The retail component of the Proposal is expected to generate 140 operational jobs contributing to the 500 new jobs target. It will also support an 18-hour economy as envisaged by the Place Strategy. Further, the Place Strategy envisages new public art program and cultural spaces which the proposal is able to facilitate via the through-site link and public domain created on site as well as through the allocation of non-residential floor space within the proposed podiums.

Dependent on the VPA conversations with Council, the Proposal will include through site links in line with the Macquarie Centre Site Specific DCP, which unlocks the ability to utilise incentive development standards. It is Goodman's intention to have this completed by 2027, depending on coordination with the relevant authorities. Notwithstanding this, the Proposal's through-site link on the site will be delivered by 2028.

Finally, the Proposal will provide for 736 new homes which will be delivered alongside 4,126 m<sup>2</sup> worth of open publicly accessible open space and supported by 3,419m<sup>2</sup> of ancillary non-residential NLA (including retail) to provide for a true mixed-use, transit orientated development within the Macquarie Park Corridor and in particular within the Waterloo Park precinct.

Table 10 Place Strategy Phasing and Delivery

Years 1-5	Years 6-10	From year 11+
<ul style="list-style-type: none"><li>• New diversified employment space for approximately 100 new jobs.</li><li>• Innovation-led temporary office spaces.</li><li>• New cycling infrastructure.</li></ul>	<ul style="list-style-type: none"><li>• Increased diversity of jobs by type and sector and 300 new jobs.</li><li>• Waterloo Road public realm plan implemented.</li><li>• Permanent and temporary connectivity projects</li></ul>	<ul style="list-style-type: none"><li>• Space for 600+ additional jobs in a diversity of sectors and scales.</li><li>• New infrastructure connections.</li><li>• Increased presence of university uses within the neighbourhood.</li></ul>

Upon discussion with Council, we have been advised that the Place Strategy rezoning will not be placed on exhibition until mid-late November/December. Therefore, the rezoning is not a matter of consideration until that point.

## 7.0 Macquarie Park Strategic Master Plan Analysis

The following section undertakes a more detailed, specific, analysis of the key aspects of the Macquarie Park Strategic Master Plan.

### 7.1 Vision and Objectives

This vision and the objectives of the Masterplan are underpinned by a series of core principles and key moves for the framework. It is noted that the vision and objectives have been shaped by strategic planning policy and the detailed engagement and as such reflect the outcomes of the Place Strategy.

**Table 11 Proposed development's compliance with the Visions and Objectives of the Masterplan**

Objectives	Comment
<b>Objective 1: Improve the Quality of Movement</b>	
<ul style="list-style-type: none"> <li>• Increase walkable links and walking choices within and into Macquarie Park and its neighbourhoods;</li> <li>• Increase the quality of interchange between metro, bus and active transport networks;</li> <li>• Encourage a sustained transition away from private vehicle use to a more balanced mode share. This will include parking innovation; and</li> <li>• Respond to the natural features and attributes of Country to enhance streamlined movement through and to Macquarie Park.</li> </ul>	<ul style="list-style-type: none"> <li>• The proposed development achieves this objective through various measures including a highly permeable through site links and utilising the existing pedestrian pathways leading to the nearby Metro Station and promote active transport.</li> <li>• The site's proximity to the Macquarie Centre and Metro Station, as well as delivery of ground floor convenience retail, food and beverage and other commercial spaces will reduce private car usage.</li> <li>• The overall residential master plan proposes far lesser car spaces than the approved commercial masterplan (671 versus 1,014 remaining).</li> <li>• Further detail on the improvement of movement within the neighbourhood is detailed in <b>Section 4.3</b>.</li> </ul>
<b>Objective 2: Improve the Quality of Place</b>	
<ul style="list-style-type: none"> <li>• Increase opportunities where the Macquarie Park community and its visitors can connect to the deep history and features and attributes of Wallumattagal Country to continue its long tradition of sharing knowledge and culture;</li> <li>• Deliver a well-connected network of new and improved green infrastructure for the growing Macquarie Park community; and</li> <li>• Enrich the relational interconnection of all entities within Macquarie Park, connecting the dots between business, environment, cultural and social infrastructure.</li> </ul>	<ul style="list-style-type: none"> <li>• The proposed development achieves this objective through the Connecting with Country principles into the design as a key foundational design objectives and have specifically included Dharug spatial and Country expertise in the project team as detailed in <b>Section 4.6</b>.</li> <li>• Additionally, the project delivers significant desirable and usable public open space areas for its residents and visitors. These areas include terraced urban wetland pond system, shade structure that facilitates gathering spaces, yarning circle that is open to Sky Country, central raised lawn as the community heart, nature based play spaces, reflection pond, spiral 'senses' water feature with jets and raised waterfall features with seating wall.</li> <li>• The new through-site links will act as pedestrian streets and will be heavily embellished with landscaped elements and supported by active ground floor retail frontages.</li> <li>• Further detail on the improvement of quality of place is detailed in <b>Section 4.6</b>.</li> </ul>
<b>Objective 3: Improve the Business Community</b>	
<ul style="list-style-type: none"> <li>• Support the continued development of a business ecosystem;</li> <li>• Make new and adapted built form, and active ground floors, that will diversify business types, sizes and sectors;</li> <li>• Ensure collaborative working between government, business, university and communities to create inclusive growth and opportunities for all;</li> </ul>	<ul style="list-style-type: none"> <li>• A range of diverse uses has the potential to support the vitality of the business ecosystem.</li> <li>• The ground floor of the BTR proposal includes a range of active uses supported by 736 rental dwellings.</li> <li>• With Goodman as a significant land owner in the Macquarie Park Corridor, it is the overall intent that this proposal intends to activate the precinct and create a desirable place that will in turn attract further commercial investment.</li> </ul>

Objectives	Comment
<ul style="list-style-type: none"> <li>Introduce new governance and leadership models based on collaboration, interconnection and integration; and</li> <li>Provide a framework for the existing governance structures in place to oversee the coordinated delivery of the Master Plan's objectives.</li> </ul>	<ul style="list-style-type: none"> <li>Further detail on the improvement of the business community is detailed in <b>Section 4.1</b>.</li> </ul>

## 7.2 Strategic Principles

**Table 12** Proposed development's compliance with the Masterplan

Objectives	Comment
<b>Strategic Economic Framework</b>	
<ul style="list-style-type: none"> <li>Clear areas of innovation and excellence around sectors;</li> <li>A greater diversity of space for a greater diversity of business;</li> <li>Stronger connections between business and education;</li> <li>Increased amenity to attract and retain jobs; and</li> <li>Increased support for physical, network and economic interaction.</li> </ul>	<ul style="list-style-type: none"> <li>The proposal delivers on the objective to provide a diversity of spaces.</li> <li>The Proposal includes co-working spaces for residents that will encourage local workers in the co-op style environment that will provide opportunities for knowledge share and an initial launch pad for small businesses in an unpaid office environment.</li> <li>The residential development close to existing and future commercial, research and education uses. Further detail on the improvement of the business community is detailed in <b>Section 4.1</b>.</li> </ul>
<b>Strategic Landscape Framework</b>	
<ul style="list-style-type: none"> <li>Create opportunities to support active lifestyles and well-being in workers, residents, students and visitors;</li> <li>Strengthen climate resilience including water management, bushfire management, urban heat island effect;</li> <li>Contribute to realising Macquarie Park as a green and ecologically rich environment;</li> <li>Create a fine grain network of public and semi-public spaces; and</li> <li>Show and open up the Creek spaces and historic lines both as open water and as places of increased biodiversity and green infrastructure.</li> </ul>	<ul style="list-style-type: none"> <li>The BTR project provides its residents usable public open space areas for its residents and visitors. These areas include terraced urban wetland pond system, shade structure that facilitates gathering spaces, yarning circle that is open to Sky Country, central raised lawn as the community heart, nature based play spaces, reflection pond, spiral 'senses' water feature with jets and raised waterfall features with seating wall.</li> <li>The through site link will serve as pedestrian streets and will be enhanced with landscaping, complemented by bustling ground-floor retail spaces and a significant central open space area.</li> <li>Further detail on the landscape framework is detailed in <b>Section 4.6</b>.</li> </ul>
<b>Strategic Movement Framework</b>	
<ul style="list-style-type: none"> <li>Easier active transport journeys to support the ease of movement;</li> <li>Increased links between clusters of business types and sectors;</li> <li>Increased quality of the walking environment;</li> <li>Increased safety of users and visitors; and</li> <li>Greater flexibility to adapt to new technologies.</li> </ul>	<ul style="list-style-type: none"> <li>The proposed development achieves this objective through the provision of bicycle parking which will encourage active transport between the Macquarie University Metro Station and the wider Macquarie Park precinct along with a pedestrian friendly and highly permeable site.</li> <li>Locating higher density residential uses proximate the existing Metro Station meets many high level priorities of Government for Transit-Oriented Development.</li> <li>Further detail on the movement framework is provided in <b>Section 4.3</b>.</li> </ul>
<b>Strategic Uses and Activities Framework</b>	
<ul style="list-style-type: none"> <li>Clustering of land uses to create places strongly characterised by their use and activity;</li> <li>Adaptive reuse and temporary use of existing buildings and places which are planned to be redeveloped;</li> </ul>	<ul style="list-style-type: none"> <li>The proposal creates a new mixed use neighbourhood with supporting amenities that establishes as new civic space at the Metro station to provide a focal point and 'welcome mat' for visitors, workers and residents.</li> </ul>

Objectives	Comment
<ul style="list-style-type: none"> <li>• <i>Creating scaled neighbourhoods with supporting amenities; and</i></li> <li>• <i>Civic spaces at Metro stations to provide a focal point and 'welcome mat'.</i></li> </ul>	

## 7.3 Structure Plan

The proposal is consistent with the Structure Plan of the Macquarie Park Strategic Master Plan, noting however that Build to Rent is made permissible in the zone under the Housing SEPP.

**Table 13** *Proposed development's compliance with the Structure Plan of the Masterplan*

Objective	Comment
<b>New Pathways</b>	
<b>Park Link</b> <i>Walking connections linking and connecting into the National Park areas and areas of creek corridors.</i>	<ul style="list-style-type: none"> <li>• The proposed development achieves this objective through providing walking / cycling connections and a through site link to quality open spaces within and beyond the precinct. Further detail is provided at <b>Section 4.3</b>.</li> </ul>
<b>Woven Ways</b> <i>Connected network of non-grid form links, following creek alignment, natural features and traditional travel routes, giving access to different uses within evolving block structure - strong connection to Country.</i>	<ul style="list-style-type: none"> <li>• The proposed development achieves this objective through the proposed landscaping to both Waterloo and Banda Roads as well as maintaining significant groves of existing mature trees.</li> <li>• The proposal also includes high quality internal and public open spaces that provide quality landscaped areas.</li> <li>• Further detail is provided at <b>Section 5.0</b>.</li> </ul>
<b>Through Site Links</b> <i>Cut through links between 6-10m with supporting active frontages specifically in corners and at interfaces between different uses.</i>	<ul style="list-style-type: none"> <li>• The proposed development achieves this objective through a permeable through site link and a non-residential active space with a range of uses fronting Waterloo Road. Further detail is provided at <b>Section 4.1</b>.</li> </ul>

## 7.4 Waterloo Park Precinct Butbut (Heart)

The below provides an overview of alignment with the Masterplan Structure Plans – mindful of the consistency of this document with the Place Strategy.

**Table 14** *Waterloo Park Precinct Butbut (Heart) Precinct alignment*

Objective	Comment
<b>Movement Framework</b>	
<i>Waterloo Road will be a key connecting space, linking to, and connecting the city and the wider park through a ladder of new links. Improved walking and cycling quality, and the integration of improved public transport interchanges and micro mobility options will reduce the impact of vehicle movements.</i>	<ul style="list-style-type: none"> <li>• The proposed development creates a pedestrianised and activated through site link connecting Waterloo Road to Banfield Road, as well as smaller scale through site links connecting Banda Road and Khartoum.</li> <li>• This link will promote active transport along with the implementation of 84 bicycle parking spaces and its direct connection to the shared cycleway/pedestrian footpath on Waterloo Road</li> <li>• A Green Travel Plan will accompany the EIS which will maximise the use of sustainable travel modes by the future occupants of the Proposal.</li> </ul>
<b>Open Space Framework</b>	
<i>Waterloo Road will transform into a primarily place function, with intensified tree planting connecting new open spaces at Khartoum Road and Coolinga Street. Interventions will be integrated with the Waterloo Road Active Street Master Plan. Here the line of the creek is revealed with water within the public realm</i>	<ul style="list-style-type: none"> <li>• The proposed development includes embellished landscaping provided on all boundaries adjacent to the public domain as well as to the internal open space areas which are larger than what is required under the DCP and shown in the Place Strategy</li> </ul>

Objective	Comment
<i>and enhancing green infrastructure to define and demarcate the route of the creeks.</i>	<ul style="list-style-type: none"> <li>Creek lines will be revealed with planting of native vegetation and the utilisation of diverse landscaping materials.</li> </ul>

### Land Use Framework

*Remaining primarily a working neighbourhood, new linkages and smaller block structures creates opportunities for a finer grain of employment spaces along new linkages. A new activity hub of cultural and commercial space will cluster around the Industrial Creek and its chain of parks. Waterloo Road will become a corridor with more active frontages and potential for a night time economy focus. The Waterloo Road Active Street Master Plan, prepared by the City of Ryde, looks at the urban form and public domain along the road.*

- The proposal will further encourage a thriving neighbourhood, delivering a diversity of uses that will further enhance the commercial offer in Macquarie Park.
- Active frontages will be provided to all ground floor areas that will be supported by high density residential uses above to create a thriving 18-hour economy.

## 7.5 Placemaking Strategy

**Table 15** Placemaking Strategy alignment

Objective	Comment
<b>Reveal Country and Culture</b>	
<i>Instil a clear connection to Dharug Country and Culture throughout the Investigation Area. Roll out the Welcome to Country for visitors, residents and workers with wayfinding, public art and built form that reveals Country. Establish clear guidelines for integrating Country and Culture into the public domain.</i>	<ul style="list-style-type: none"> <li>The design has been developed on the core principles of embedding stories, journey lines, cultural markers as agreed and guided by Hardy Hardy, the project Indigenous Design Consultant.</li> <li>The design also incorporates language in a First Nations context into every sense of the design approach to the built form, public domain and landscaping strategies.</li> <li>Additionally, Goodman has engaged with the local knowledge holders across its Macquarie Park portfolio which has, and will, continue through this project. Further detail is provided at <b>Section 4.6</b>.</li> </ul>
<i>Provide an appropriate and enhanced setting for the area's deep history as a place of higher learning. Provide subsidised incubator spaces for new startups, entrepreneurs and businesses to encourage the formation of networks and relationships, as well as fostering a spirit of competition and collaboration.</i>	
<i>Reconnect Macquarie Park to the natural environment by increasing access to and from the Lane Cove National Park. Reveal the buried Creeks physically and symbolically to strengthen the area's relationship to the whole of Wallumattagal Country. Design with, and not against the area's natural topography</i>	
<i>Expand the network of different types of all publicly available spaces within Macquarie Park to open up the urban environment. Frame or reveal key views to built and natural assets and the surrounding area with greenery</i>	
<i>Give Culture the spotlight. Increase knowledge and awareness of Wallumattagal Country and Dharug Culture through public spaces for ceremony, culture, markers and interpretation, placenaming and art. Orient new public domain improvements as a result of development towards framing cultural spaces to ensure that users are aware of them</i>	
<i>Establish place governance arrangements that facilitate the leadership of traditional custodians and knowledge holders. Encourage stakeholders to actively engage with Wallumattagal Country by collaborating with traditional custodians.</i>	
<b>Redefine the Suburban</b>	

Objective	Comment
<i>Enhance the pedestrian experience by reducing vehicle movement through Macquarie Park, providing more pedestrian crossings, utilising the Fine Grain Road Network to facilitate more organic movements around the area, and prioritising slow and low movements.</i>	<ul style="list-style-type: none"> <li>The Proposal includes through-site links for permeability, as well as a centrally located publicly accessible open space area that provides dwell spaces for residents, visitors and workers.</li> <li>Landscaping is provided on all boundaries adjacent to the public domain as well as to the internal open space areas.</li> <li>Finally, significant amounts of bicycle parking is provided to promote active transport.</li> <li>Further detail is provided at <b>Section 4.4</b>.</li> </ul>
<i>Utilise any opportunity to integrate more crossing points because of new development.</i>	
<i>Make Macquarie Park a safe haven for pedestrians and cyclists</i>	
<i>Get Macquarie Park moving by providing stronger links to sustainable transport – shortcuts to the nearest Metro station that can bypass the formal street grid, high-quality bicycle racks at key intersections and interchanges, widened footpaths, increased tree planting to provide a buffer against heavy traffic. Improve the bus priority network and reduce parking across Macquarie Park.</i>	
<i>Roll out the red carpet for all users. Establish a “clear front door” and an activated ground plane for new developments. Encourage the introduction of ground floor uses in new and existing buildings.</i>	<ul style="list-style-type: none"> <li>The Proposal includes 3,419m<sup>2</sup> of non-residential floor area at ground level which will support an 18 hour economy, providing opportunities for retail trading activation and operations that extend beyond traditional working hours.</li> <li>Additionally, the proposal will also increase natural surveillance of the area with the introduction of active uses along the ground plane and residential development above. Further detail is provided in <b>Section 4.1</b> and <b>4.4</b>.</li> </ul>
<i>Make Macquarie Park an 18-hour economy. Extend trading hours of core nighttime uses. Introduce temporary pop-ups near key interchanges after 5PM as a way to activate underutilised spaces. Ensure that visitors, workers and residents have multiple options for activities after 5PM.</i>	
<i>Improve the safety of Macquarie Park by enhancing lighting, signage, activation of the ground plane and of new and existing public spaces to keep eyes on the ground at all times of the day.</i>	
<i>Consider the needs of the growing communities within and around Macquarie Park. Provide new social infrastructure, like library branches and community halls, that can activate the area at all times of the day</i>	<ul style="list-style-type: none"> <li>A detailed Social Infrastructure Audit and Assessment was undertaken to understand the changing needs of the precinct, particularly the needs of the additional residents proposed by the project.</li> </ul>
<b>Lifelong Learning</b>	
<i>Strengthen the relationship with Macquarie University. Make this relationship tangible in Macquarie Park with an increased University presence in the form of satellite campuses, incubator spaces for emerging innovators and programmed networking opportunities for students and businesses.</i>	<ul style="list-style-type: none"> <li>n/a</li> </ul>
<i>Make Dharug Culture more visible throughout Macquarie Park. Integrate Dharug language and symbols on signage, wayfinding, building names and public art. Work with traditional custodians and knowledge holders to enliven the public realm with programming, activation and installations.</i>	<ul style="list-style-type: none"> <li>As the design develops, it will work with the Hardy Hardy and the First Nations Advisory Group to look to ways of incorporating public art and using the Dharug language.</li> <li>Further detail is provided in <b>Section 4.6</b>.</li> </ul>
<i>Reveal the innovation that happens behind closed doors. Provide subsidised incubator spaces, flexible workspaces and advertising opportunities to interested parties from all industries: business, technology, arts, culture and science.</i>	<ul style="list-style-type: none"> <li>The proposed development achieves this objective through support provided for business through the creation of a welcoming, active and diverse precinct that introduces a residential population into Macquarie Park.</li> </ul>

Objective	Comment
<i>Provide a space for home-grown talent to develop, thrive and connect. Increase access to and flexibility of spaces for startups, SMEs and creative industries. Use transitioning or underutilised floorspace to provide temporary workspaces or pilot spaces for new innovations out of Macquarie University and of the local community.</i>	<ul style="list-style-type: none"> <li>The proposed development achieves this objective through support provided for business through the creation of a welcoming, active and diverse location.</li> <li>Goodman will provide co-working spaces giving opportunities for knowledge sharing and collaboration.</li> <li>Additionally, the residential development is in close proximity to existing and future commercial, research and education uses.</li> </ul> <p>Further detail is provided in <b>Section 4.1</b>.</p>
<i>Encourage built form that opens up the plots of land and connects to the public realm.</i>	<ul style="list-style-type: none"> <li>The proposal actively engages with its key frontages with active uses to all ground floor areas – as required by the Housing SEPP.</li> <li>The proposal connects linkages and open space areas as required by the Ryde DCP.</li> </ul>
<i>Provide informal meeting spaces in the public realm where new friends and colleagues can run into each other, share their ideas and knowledge. Include meeting spaces in libraries, community halls and in underutilised spaces.</i>	<ul style="list-style-type: none"> <li>Goodman will provide co-working spaces giving opportunities for knowledge sharing and collaboration.</li> <li>Further is provided in <b>Section 4.1</b>.</li> </ul>
<b>Cultivate the Undergrowth</b>	
<i>Implement the Woven Ways and permeate the blocky built form of Macquarie Park. Utilise new developments to provide informal paths through and around buildings that take pedestrians away from major roads and into side streets and laneways. Pilot emerging micromobility transport options at major transport interchanges.</i>	<ul style="list-style-type: none"> <li>The proposed development achieves this objective through the proposed landscaping to the through-site link and site frontages.</li> <li>Further detail is provided at <b>Section 5.0</b>.</li> </ul>
<i>Consider side streets as an alternative dwelling and gathering space for pedestrians. Encourage dwell time with furniture, green infrastructure and side-street-facing activation from local businesses.</i>	<ul style="list-style-type: none"> <li>Internal links are provided through the site to provide dwell places, that connect to a large publicly accessible open space area that is protected from the harsher environment of Waterloo Road – however are easily accessed through activated linkages that are highly visible.</li> <li>A detailed landscape and public domain plan is provided that addresses this principle.</li> </ul>
<i>Take every opportunity to design with Country. Reveal the natural paths that the Creeks once took. Design with, not against the natural topography of Macquarie Park. Integrate paths and side streets that go against the typical grid style of the formal streets and encourage slow, informal movements.</i>	<ul style="list-style-type: none"> <li>The design has been developed on the core principles of embedding stories, journey lines, cultural markets as agreed with the First Nations Working Group.</li> <li>Further detail is provided at <b>Section 4.6</b>.</li> </ul>
<i>Enhance lighting and signage within the streets and spaces. Situate a user within Country through wayfinding and bespoke signage.</i>	<ul style="list-style-type: none"> <li>The proposed development will integrate the Dharug language and utilise appropriate materials that reflect Indigenous culture and history.</li> <li>Further detail is provided in <b>Section 4.6</b>.</li> </ul>
<i>Provide a total green experience by completing the urban tree canopy along major roads and intersections in Macquarie Park and to combat the urban heat island effect. Utilise green infrastructure in the design of the public realm that is multifunctional and supported by appropriate deep soil and irrigation. Introduce planting of native species and encourage the return of biodiversity into Macquarie Park</i>	<ul style="list-style-type: none"> <li>The proposed development provides a green experience throughout the development. Especially, the inclusion of a central open space and through-site link.</li> <li>Landscaping in the form of mass planting buffers is provided on all boundaries.</li> <li>Further detail is provided in <b>Section 4.4</b>.</li> </ul>
<i>Consider all infrastructure, transport, green infrastructure, social and cultural, as part of one network and as an extension of the public realm. Enhance the overall pedestrian experience of</i>	<ul style="list-style-type: none"> <li>The development will encourage a shift away from private vehicle use through creation of a BTR scheme in proximity to public transport, jobs, retail facilities and other services.</li> <li>A Green Travel Plan is provided with the Transport Assessment.</li> </ul>

Objective	Comment
<i>Macquarie Park by improving every aspect of a journey from start to finish.</i>	<ul style="list-style-type: none"> <li>Further detail is provided in <b>Section 4.3</b>.</li> </ul>
<i>Introduce temporal differentiation to spaces throughout the day. Activate an underutilised plaza at night with temporary uses and activities to encourage people to dwell after 5pm.</i>	<ul style="list-style-type: none"> <li>The proposed development provides non-residential floor area at ground level which will support an 18 hour economy, providing opportunities for 'after hours' activation within the proposed through-site link.</li> <li>Being a BTR development, it also provides a series of disparate communal open space areas.</li> <li>Further detail is provided in <b>Section 4.1</b>.</li> </ul>
<i>Encourage collaboration in the development of place. Utilise new developments as opportunities for developers to integrate neighbouring plots or proposals in order to create a more cohesive public domain.</i>	<ul style="list-style-type: none"> <li>The final finishes are subject to ongoing design development with SDRP.</li> </ul>
<i>Open space to be designed so it can accommodate diverse cultural activation e.g. 3 phase power, appropriate lighting, etc.</i>	<ul style="list-style-type: none"> <li>Public domain lighting has been addressed in the Landscape and Architectural schemes and be delivered in concert with Council's public domain manuals. Further detail is provided in <b>Section 4.6</b>.</li> </ul>
<b>Reconnecting to the Macquarie Park Community</b>	
<i>Set the standards for social and green infrastructure provision for commercial areas with worker communities. Use these standards to tailor the social and green infrastructure that may be needed for new and existing communities.</i>	<ul style="list-style-type: none"> <li>The proposed development will result in a significant amount of green infrastructure – we all above that delivered in residential developments in the precinct to date.</li> <li>Landscape and architectural plans seek to champion the existing well-established trees in the design of the landscaping on the ground plane.</li> <li>the proposed development will ensure an increased tree canopy cover, ensuring the design has appropriately offset the required tree removal with over 6,431m<sup>2</sup> (29.6%) of deep soil across the site.</li> <li>Further detail is provided in <b>Section 4.6</b>.</li> </ul>
<i>Provide a diversity of social and cultural infrastructure throughout Macquarie Park. Pilot these new uses around the Metro Stations to cultivate a sense of "arrival" at the Stations or to develop a reputation as a "destination" for pedestrians.</i>	<ul style="list-style-type: none"> <li>The proposed development achieves this objective through the utilisation of existing pedestrian links to the Metro Station.</li> <li>Further detail is provided at <b>Section 5.0</b>.</li> </ul>
<i>Introduce longer crossing times for pedestrians. Create slow zones in side streets for a safer, more pleasant walking experience.</i>	<ul style="list-style-type: none"> <li>The intersection of Byfield Street and Waterloo Road will be upgraded by converting the existing roundabout to a signalised four-way intersection which will create a more pleasant walking experience to transport nodes including the Metro Station.</li> <li>All internal through site links will be well activated and landscaped to create a sense of nature as driven by the Connecting with Country work.</li> </ul>
<i>Create connections to and from Macquarie Park that take pedestrians through a comfortable and complete walking environment. Utilise green infrastructure in the design of the public realm that is multifunctional.</i>	<ul style="list-style-type: none"> <li>The Proposal seeks approval for considerable public domain works which will add significant value to the connectivity of Macquarie Park and prioritise pedestrian movement.</li> <li>Further detail is provided at <b>Section 4.3</b>.</li> </ul>
<i>Make places more inviting to stop and dwell through sensitive lighting, green infrastructure and furniture. Encourage alfresco dining and on-street activation for businesses.</i>	<ul style="list-style-type: none"> <li>The non-residential area on ground floor will provide opportunities for surveillance.</li> <li>Further information is provided in <b>Section 4.1</b>.</li> </ul>
<i>Provide a retail and entertainment offering throughout Macquarie Park that residents and workers can enjoy. Utilise temporary uses, like pop-up outdoor cinemas, markets and carefully curated performances, to build Macquarie Park's 18-hour economy.</i>	<ul style="list-style-type: none"> <li>The non-residential space on ground floor will support an 18 hour economy, providing opportunities for 'after hours' activation within the proposed through-site link.</li> <li>Further detail is provided at <b>Section 4.1</b>.</li> </ul>

Objective	Comment
<i>Utilise the neighbourhoods to provide a distinctive leisure offering throughout the area and reinforce Macquarie Park's identity as a "place of many places."</i>	<ul style="list-style-type: none"> <li>The proximity of the site to the existing Metro means that the ultimate built form needs to activate the site as a key linkage between this transport node and the wider precinct.</li> <li>The spaces delivered reflect this highly trafficked area, but also provides dwell spaces as well as areas of landscaping for amenity that are located away from the harsh Waterloo Road frontage.</li> </ul>
<i>Bring people into Macquarie Park. Extend active frontages beyond the ground plane. Encourage upper-level uses that are visible from the street to draw attention and invigorate the public realm. Provide social infrastructure, cultural space, dining, retail and temporary uses on the upper levels of buildings in order to draw people into Macquarie Park.</i>	<ul style="list-style-type: none"> <li>The proposed delivery of a diverse range of uses will create activity and vitality to the business park precinct and patrons to these intended night time uses.</li> <li>Further detail is provided at <b>Section 4.1</b>.</li> </ul>

## 7.6 Integrated Transport Plan

**Table 16** Transport Plan alignment

Objective	Comment
<i>Provide sufficient public transport services into, out of and within Macquarie Park bringing customers where they want to go and when, providing a viable alternative to private vehicles.</i>	<ul style="list-style-type: none"> <li>The project supports active transport such as walking and cycling, providing a highly permeable site that is pedestrian friendly, as well as providing bike parking for visitors and staff and End of Trip Facilities for staff.</li> <li>A Green Travel Plan is provided as part of the Traffic Impact Assessment.</li> <li>Further detail is provided in <b>Section 4.3</b>.</li> </ul>
<i>Contributes to an integrated transport network across transport modes, resulting in an amenable, functional and safe transport system from door to door</i>	<ul style="list-style-type: none"> <li>The proposed development is north-east of the Macquarie Park Metro Station.</li> <li>Further detail is provided at <b>Section 4.3</b></li> </ul>
<i>Enhance walking and cycling opportunity in Macquarie Park through direct and attractive connections creating a permeable network</i>	<ul style="list-style-type: none"> <li>The site has linkages to active transport connections which are supported by the implementation of bicycle parking and a permeable pedestrianised through site link.</li> <li>The site is directly connected to the Waterloo Road footpath shared cycleway along its major frontage.</li> </ul>
<i>Provide sustainable access to Macquarie Park centres for people and goods while safeguarding liveability and vibrancy of place.</i>	<ul style="list-style-type: none"> <li>The proposal places a new residential population proximate the Metro Rail to provide access to the centres and provide further vibrancy to the existing residential precinct adjacent the Metro Station.</li> </ul>
<i>Improve public transport access to/from Macquarie Park and other key employment centres at all times of day</i>	<ul style="list-style-type: none"> <li>The proposed development will provide accessible paths to the Metro station and therefore improve accessibility beyond Macquarie Park.</li> </ul>
<i>Increase trip containment within Macquarie Park.</i>	<ul style="list-style-type: none"> <li>The increased residential component will deliver a higher level of employment self-sufficiency – allowing workers to live in the precinct.</li> <li>The local retail offer will also provide an alternative to car based trip generation to access retail requirements for both workers and residents alike.</li> </ul>
<i>Support cross-regional freight movement along major road corridors.</i>	<ul style="list-style-type: none"> <li>n/a</li> </ul>
<i>Create an amenable, prioritised and safe pedestrian environment in Macquarie Park.</i>	<ul style="list-style-type: none"> <li>The proposed development includes an 18-hour active ground floor, with high levels of passive surveillance and a safe and secure concierge service for the BTR residents.</li> </ul>

Objective	Comment
<i>Improve accessibility to fast and frequent public transport services including Metro and Macquarie Centre bus interchange for all using any sustainable transport mode.</i>	<ul style="list-style-type: none"> <li>The location of additional high density residential uses proximate the Metro will meet this objective.</li> <li>A Green Travel Plan accompanies the EIS which will maximise the use of sustainable travel modes by the future occupants of the Proposal.</li> </ul>
<i>Reduce demand for new infrastructure by influencing customers to use Metro and other services and infrastructure with spare capacity.</i>	<ul style="list-style-type: none"> <li>The proposed development encourages a shift away from private vehicle use through creation of a BTR scheme in proximity to public transport, jobs, retail facilities and other services.</li> <li>The proposed residential parking spaces is lower than the parking requirements that outlines in the Ryde DCP 2014, as well as the existing development on the Site, and exceed requirements recommended by the Housing SEPP.</li> </ul>
<i>Contribute to net-zero emission by 2050.</i>	<ul style="list-style-type: none"> <li>The close proximity to public transport, active transport facilities and a highly permeable site all contribute to achieving sustainability goals.</li> </ul>

## 7.7 Implementation

**Table 17** Implementation alignment

Objective	Comment
<b>Governance</b>	
<i>A tailored governance structure is required to ensure delivery of agreed objectives take place through targeted capacity and accountability mechanisms.</i>	<ul style="list-style-type: none"> <li>Being one of the largest landowners in Macquarie Park, Goodman are dedicated to providing high quality spaces that improve and activate the precinct in line with the objectives of the Place Strategy and Masterplan.</li> <li>Further detail is provided in <b>Section 4.1</b>.</li> </ul>
<b>Infrastructure Need</b>	
<i>The Greater Cities Commission (GCC) has prepared a cross-government Strategic Infrastructure and Services Assessment (SISA) to support the Macquarie Park Strategic Investigation Area (MPSIA) Strategic Master Plan, and growth of the wider Macquarie Park Corridor (MPC).</i>	<ul style="list-style-type: none"> <li>The Social Impact Assessment has taken this document into regard in its preparation.</li> <li>The report finds that the project will deliver social benefits through the delivery of social infrastructure and services (directly and indirectly) for both on-site residents and the wider community.</li> </ul>
<b>Staging</b>	
<ul style="list-style-type: none"> <li>Opportunity to deliver on big moves.</li> <li>Extent of existing or short-term catalysts that means intervention and change will have an impact.</li> <li>Level of benefit gained from a neighbourhood combined with a directly adjoining neighbourhood, as a result of continuity and interface between neighbourhoods (existing and proposed) to enable connection for increased public and precinct benefits.</li> </ul>	<ul style="list-style-type: none"> <li>The proposal delivers on the Big Moves of the plan and activates a long underutilised site.</li> <li>It delivers an active residential use proximate existing residential uses in addition to ground floor retail and other uses to provide benefit to the resident and worker population.</li> </ul>

## 8.0 Conclusion

This Alignment Report has provided a consistency assessment against all relevant sections of the Macquarie Park Innovation Precinct Place Strategy which relate to a new Build-to-Rent development at 85-97 Waterloo Road,

Macquarie Park in accordance with Section 35(2) of the *Environmental Planning and Assessment Regulations 2021* (EP&A Regulations 2021).

Overall, the Proposal is considered to align with the Place Strategy in that it will:

- Provide for an appropriate built form that is of a bulk and scale compatible with its location nearby to the Macquarie University Metro Station and Bus Interchange in that it provides a true transit-orientated development outcome, capable of facilitating over 4,000sqm of new open space and through-site linkages, aligned with the local district park offering flagged to be delivered on site.
- Provide an open space that results in better solar access than that proposed in the Place Strategy.
- Result in acceptable environmental impacts, which will be evidenced by technical documentation accompanying the SSDA;
- Provide for retail uses that will activate the ground plane and bring vibrancy to Macquarie Park and promote an 18 hour economy;
- Provide for significant public domain within and surrounding the site, including a central through-site link which will provide a visual break in the built form and provide opportunities for recreational and social activity;
- Provide for housing that will accommodate, activate and support the agglomeration of business, innovation, research and education uses existing and envisaged for the area;
- Increase housing diversity in the Macquarie Park Precinct; and
- Provide for the revitalisation of open green space on site as an extension of the public domain, capable of facilitating landscaped retreats of respite, children play areas, appreciation for Country lead design initiatives and creating a place that is people focused at the core of its design ethos.