

Minutes

CITY OF RYDE

Environment & Planning

meeting **Macquarie Park Landowners
Forum**

date: 1 May 2008 – 4pm to 6pm

Venue: Stamford Grand Hotel, cnr Epping & Herring
Road, Macquarie Park

Chair: Mike Whittaker, General Manager, City of Ryde

Attendees

Property Council
AMP Capital Investment
Goodman International
Australand
Winten
ING
Stockland
Macquarie University

Kristin Pryce, Policy Officer
Peter Hunt, Project Director, Macquarie Centre
Collin Rockliff, National Manager Planning & Design
Michael Kuhn, Development Manager
Anthony Otto, CEO
Robert Mackay, Director Industrial Development
Michael Yiend, Development Manager
Robert Kelly, Director Office of Facilities Management
Dale Clark, Project Director, Dep. Vice-Chancellors Office
Adrian Briggs, University Investment Trust
James White, Development Director
Sue Weatherley, Lexie Macdonald,
Paul William-Smith, Nick Chapman

TIDC
CoR

Apologies

Property Council
Stockland

Angus Nardi
Peter Morley

1. Welcome/Introductions (Chair)

Mike Whittaker welcomed all present .

2. Draft Minutes of last Forum meeting on 3 April

Minutes confirmed. Nick circulated hard copies of ppt slides presented to the March Forum by Martin Butterworth of Space Syntax and Bob Sloan of Energy Australia..

3.1 Review of Draft DCP and LEP amendment

Nick provided a brief update as follows:-

DDCP

- Around 70 submissions have now been received, at least half of which are from developers and government agencies, including many members of the Forum.
- Key issues raised include the high cost of the FSR incentive contribution rate (\$600sqm is proposed in the DDCP), the cost of meeting a 5 star Green Building Council rating. Many submissions acknowledged and supported the DDCP vision and objectives.
- The CoR Planning Section is aiming to get a paper to Council on 20 May recommending certain changes to the DDCP, in light of submissions received.

Sue and Mike provided a brief update as follows:-

DLEP amendment

- CoR lodged its s65 report with the Department of Planning (DoP) in April;
- CoR received a letter from DoPs Director-General advising that the DLEP amendment will be dealt with as expeditiously as possible;
- DoP is currently assessing S65 reports for another two DLEPs submitted by CoR, including the Consolidating LEP;
- Forum members are invited to contact DoP direct to inquire about progress, if they so wish.

Traffic Study

- The draft Traffic Study (which forms the first half of the Macquarie Park Integrated Traffic and Movement Study) has been finalised. A paper is being submitted to Council at its next meeting on 6 May recommending that the draft be endorsed for public exhibition.
- The draft Report prepared by Traffix Consultants has been project managed by CoR's Public Works and jointly funded by CoR, the University, TIDC, Goodman and AMP.
- Principal Report findings were presented to the Stakeholder Reference Group on 8 April.
- There is some urgency to have the Report considered by Council next week, in advance of the report about the DDCP submissions, to be presented to Council on 20 May.
- Copies of the draft Report will be circulated electronically to the Reference Group and Forum Members.

3.2 Branding and Marketing Working Group

Paul William-Smith provided an update as follows:-

At the April Forum meeting consultants KJA facilitated a 1 hour "visioning" workshop to generate material to inform stage 1 of the consultancy. Notes by KJA of the workshop were circulated with the agenda for today's meeting.

The purpose of the Workshop with Forum members on 3 April was to

- Develop a shared vision for Macquarie Park

- Secure support from Forum members for the “visioning” process, and
- Identify immediate actions and/or issues to be assessed and/or managed during the consultancy and in the future

In a general sense, the Workshop objectives were achieved on 3 April. Key workshop outcomes included:-

- A collection of views from the Forum about Macquarie Park’s features and qualities;
- Some thoughts on catalysts for change in Macquarie Park;
- Some suggestions about what Macquarie Park might look like in 2031;
- Some ideas to inform development of a 20 year vision for Macquarie Park;
- Opportunities to be realised during Macquarie Park’s transition;
- Key principles to guide Macquarie Park’s future;
- Issues/actions arising for consideration by the consultants and/or the Forum and its Marketing and Branding Working Group.

The next Stage 1 activities will include one on one interviews with key stakeholders and focus group discussions with “generation Y” people from the University and the Macquarie Centre.

4. FSR Incentives Funding Model

Sue advised Forum members that CoR has been evaluating the FSR Incentive framework proposed in the DDCP in light of comments made at the last Forum meeting on 3 April and submissions received from Forum members and other stakeholders following the public exhibition process. CoR has refined the FSR incentives framework as a result of feedback received.

The revised framework is outlined in attachment 1. In general terms it proposes a hierarchy of four FSR incentives which may be taken up on land parcels identified in the Incentives FSR map which released by CoR to inform public exhibition of the DCP. The four categories are:-

- fine grain access network
- parks and open space
- urban design excellence
- environmental design excellence to achieve AGBC 5 star rating or greater

An FSR incentive contribution of \$307 sqm (including s 94) would apply for all bonus FSR taken up by developers/landowners, or equivalent works in kind. The nature of the FSR incentive contribution for a specific site will be spelt out in a Voluntary Planning Agreement.

SEPP 1 may not be used to vary FSR, but may be used for height. It is possible for several incentives to be taken up for the same site, resulting in an increase in height (but not any further increase in incentive FSR). This means that, in theory, a building could reach up to 18 storeys. Sue used two sites on Waterloo Road to illustrate how the incentive FSR framework will work.

Mike pointed out that section D3.7 of the DDCP contains a quite extensive table of community benefits which could be funded through incentive FSR contributions via VPA’s, including community car parks, which may also be accessible to tenants under certain circumstances. Use of a VPA mechanism provides additional flexibility for landowners in terms of when they choose to make their payments to CoR.

Various points were made in the discussion which followed, as summarised below:-

- In general terms, the proposed incentives FSR framework appears to have merit;
- It may not be feasible to achieve a 5 star green rating in return for an additional 10% of FSR;
- Some clarification is required about how the Design Review Panel process would work;
- There was a risk that developers would have to pay incentive FSR contributions to CoR and then some additional contributions to RTA for road improvements. This “double cost” could be prohibitive.

In the discussion which followed, the following points were proposed and/or agreed:-

- There may be some value in considering the establishment of a Design Review process which allows members of the Landowners Forum to assess/comment on the design merits of each other’s development proposals.
- Under the current process, the Design Panel makes recommendations to Council which it may or may not choose to accept.
- The Integrated Traffic and Movement Study will more clearly establish the nature of road improvements required in Macquarie Park, including major upgrades or works on RTA roads. It will then be necessary to open up a discussion with the RTA about how these improvements are to be funded. To inform this process, the road works and improvements identified in the Integrated Traffic and Movement Study will need to be costed more accurately.
- The members of the Landowners Forum need some time to test the proposed incentive FSR framework on their sites.
- The CoR will circulate a resolution to Forum members next week inviting them to endorse the proposed incentive FSR framework, following the testing of their sites.

5. Other business

Robert Kelly advised that he will leaving Macquarie University to take up an equivalent position at the University of Technology Sydney. Mike thanked Robert for his valuable contribution to the Forum and its working groups and for his regular input to other strategic planning and development matters of relevance to Macquarie Park and the City of Ryde.

6. Next meeting

Thursday 5 June from 4pm to 6pm at a venue to be advised.