

Minutes

City of Ryde

Environment & Planning

meeting **Macquarie Park Landowners Forum**

date: 6 March 2008 – 4pm to 6pm

Venue: Civic Centre, Level 5, Room 2

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Chair: Mike Whittaker, General Manager, City of Ryde

Attendees

Property Council	Angus Nardi, Policy Advisor
AMP Capital Investment	Peter Hunt, Project Director, Macquarie Centre
Goodman International	Collin Rockliff, National Manager Planning & Design
Winten	Anthony Otto, CEO
DB RREEF (now Dexus)	Scott Hayward, Asset Manager
TIDC	James White, Development Director
CoR	Sue Weatherley, Group Manager Environment & Planning Paul William-Smith, Economic Development Manager, Nick Chapman, Place Manager, Lexie Macdonald, Senior Strategic Planner

Apologies

ING	Robert Mackay
AMP	Barry Stephenson
Stockland	Peter Morley
CoR	Kim Woodbury

1. Welcome/Introductions (Chair)

Mike Whittaker welcomed all present. After a brief discussion about venues and dates for future meetings **it was agreed** that City of Ryde (CoR) would endeavour to locate a regular venue for Forum meetings and would circulate dates for several meetings ahead.

2. Minutes of last Forum meeting on 7 February

Mike advised that there is an inaccuracy in the last minutes. The total value of development approvals lodged and/or assessed by CoR in Macquarie Park last year was \$685million (not \$485 million as recorded in the last minutes).

The total value of DA's lodged and/or approved in the last 6 months (July 07 to Jan 08) across the CoR as a whole is \$1.8 billion.

Reference was made to widespread media reports about the current ICAC Inquiry into the planning function at the City of Woollongong.

The value of the protocols established in the early meetings of this Forum was acknowledged, for example the circulation of Forum meeting minutes and the fact that external representatives are often invited to attend and/or contribute to Forum meetings.

3. Forum Updates

3.1 Branding & Marketing Working Group

Paul WS provided a brief update as follows:-

At the last Forum meeting on 7/2 it was agreed to progress stage 1 of the consultancy proposed by the Working Group

Stage 1 consists of analysis and consultation, including:-

- a visioning workshop involving members of the Forum
- a focus group discussion of key stakeholders eg tenants, "gen y", students
- up to 10 one on one interviews with opinion leaders eg Property Council, media, local MPs, a national retailing firm in the Macquarie Centre

Consultants for stage 1 (KJA) are meeting with Paul WS and Nick C on 7/3 to scope in some more detail stage 1 of their consultancy.

3.2 Exhibition of draft DCP etc & discussion

Nick provided an update re: the public exhibition process as follows:-

- The Draft Macquarie Park DCP, preliminary LEP maps and Macquarie Park Public Domain Manual are currently on exhibition.
- Sue W and Nick gave a presentation about the key elements of the DCP to the Forum last December and an update was circulated at the February Forum meeting.
- Information was posted on the CoR website from 15 February, as advertised.
- There were some minor delays due to staff sickness and some last minute refinements which had to be made to the draft Manual.

- All the documents were posted on the CoR website by 19/2. Due to the slight delay, the exhibition period has been extended to 25/3.
- 6,300 letters and A3 brochures were posted out to residents and local landowners in Macquarie Park and its immediate surroundings.
- 5,000 A3 brochures were letter box dropped by CoR to tenants throughout Macquarie Park and Macquarie University.
- A display has been mounted in Macquarie Shopping Centre.
- Three “drop in sessions” for the community have been held in CoR libraries.
- CoR hosted a special briefing for state agencies on 26/2 and for the Ryde Business Forum on 4/3.

Mike invited Forum members to make submissions. The CoR values input from Forum members and late submissions would be accepted for a few days after the advertised closing date, to allow Forum members sufficient time to make detailed submissions.

Sue confirmed that the preliminary draft LEP maps would be re-exhibited with the draft LEP instrument, most likely towards the middle of the year. It may not be necessary to do such an extensive notification. Instead CoR may opt to notify landowners only in those areas affected by FSR and height changes.

Various comments were made, summarised as follows:-

- Achieving a 5 star Green Building Council star rating is an ambitious objective which adds to construction costs (5% to 8% increase in cost per sqm according to the Property Council). This may be achievable in a market which can sustain rents of \$1,000 sqm for commercial space, but may be problematic in Macquarie Park, which sustains rents in the region of \$300 sqm.
- Increased building height and reduced building footprint can generate higher costs per sqm, which could limit the take up of height incentives by the development sector.
- One option worthy of consideration may be to offer additional FSR/height to those landowners prepared to achieve a 5 star rating. Another option could be to share the cost burden of achieving a high environmental performance standard across a group of buildings.
- Some expressed the view that the \$600 sqm rate to be paid to CoR for additional incentive FSR and height was uneconomic for developers.
- Some concerns were raised about the recommended floor height of 3.3ms, which is 600 mms more than the industry standard floor height of 2.7ms. Not only does this additional height result in increased building costs (eg facade costs), it also limits the total number of floors which can

be achieved and increases solar access to the floor, which makes it harder to achieve optimum environmental design performance.

- An option may be to stipulate the requirement for a 2.7m floor height and a 5 star Green Building Council star rating and then let the economists, urban designers and architects determine an optimal design solution.
- In some sections of the draft DCP height is defined by the number of storeys, whereas in other sections of the document height is defined in metres.

It was agreed that an agenda item for the next Forum meeting should be a presentation by the CoR's economist, Martin Hill, about the rationale behind the \$600 sqm incentive FSR/height figure.

3.3 Integrated Traffic and Movement Study

At the February meeting Forum members received a written update which focussed mostly on the traffic modelling components of the Study.

Martin Butterworth of Space Syntax gave a 15 min presentation on recent progress made with the pedestrian modelling component of the Study. Martin last addressed the Forum in November at the commencement of the Study.

The Study is assessing how effective transport management in Macquarie Park can best be achieved through a balanced approach to traffic management, parking, access to public transport and pedestrian movement.

The outcomes of the Space Syntax component of the study will help validate the proposed roads network in the DCP, and provide some useful pointers in relation to:-

- maximising pedestrian access and pedestrian connectivity;
- enhancing street safety (eg through passive surveillance);
- maximising economic benefits for land owners and street level tenants (eg shop and café owners) by increasing pedestrian movements through effective urban design and land use planning.

A selection of slides from Martin's presentation is attached, including illustrated maps showing:-

- The existing pedestrian network (as at 2008);
- The pedestrian network proposed in the draft DCP;
- The outcomes of Space Syntax's Spatial Analysis, with recommendations for additional pedestrian routes and strategic design elements to further enhance

pedestrian accessibility, connectivity and the economic benefits flowing from a fully activated, highly pedestrianised environment.

Various issues were raised in the discussion which followed.

For example, there was some concern that subdivision of existing large lots into many smaller, city-sized blocks could undermine the economic value of the existing blocks. The impact on land value may not be matched by the economic benefits arising from increased street activation resulting from the introduction of a network of small streets and pedestrian connections. A balance needs to be achieved.

4. Bulk Energy

Forum members requested this agenda item at the December meeting.

Bob Sloan, A/Manager Operations Investment, Network Development North, Energy Australia gave a 15 min presentation about strategic bulk energy issues relating to Macquarie Park.

A copy of Bob's power point presentation is attached. Key points in Bob's talk are summarised as follows:-

- In order to meet future capacity requirements, Energy Australia is upgrading the Macquarie Park substation from 50 MDA to 100 MDA. The IPART approved \$5.6 mil upgrade should be completed in 2008.
- It is likely that further augmentation of bulk energy capacity will be required in the medium term to service Macquarie Park's continuing growth. It is likely that North Ryde substation will also need to be upgraded eventually to help meet future demand.
- As a general rule, it is preferable for new and existing substations to be accommodated within buildings, to avoid being sited on the street.
- Energy Australia welcomes demand management proposals such as co-generation, as this helps achieve IPART demand management targets.
- Typically a new substation needs to be accommodated within an area of between 3,000 sqm and 5,000 sqm.
- There is a 3 to 5 year lead-in time for the construction of a new substation.

Action Nick to access from Bob's colleague "equivalent customer" figures for commercial buildings in Macquarie Park.

5. Other issues

Mike invited Forum members to nominate future agenda items. Various options were discussed and the following items **were agreed** for consideration for future meetings:-

- A presentation from the Green Buildings Council re: its 5 star rating for commercial buildings.
- A presentation by a senior representative from the Department of Planning at the appropriate time re: issues and/or priorities of concern in Macquarie Park. This could tie in with the release by DoP of the Inner North Sub-regional strategy.

6. Next meeting

The next Forum meeting is scheduled for 3 April at a venue tbc.

The May Forum is scheduled for 1 May. The intention is that this Forum meeting will consist of a trip into the new Macquarie University Station and a walk around the University's Station Precinct development area.