

Minutes

City of Ryde

Environment and Planning

Meeting Macquarie Park Landowners Forum

Date 6 December 2007
4.00pm – 6.00pm

Venue Stamford Grand Hotel – Macquarie Park

Contact Nick Chapman – Place Manager Major Centres
Mob: 0417 402 043
Email: nchapman@ryde.nsw.gov.au

Attendees:

Sue Weatherley, Chairperson, Group Manager Environment and Planning, City Of Ryde
Meryl Bishop, Manager Strategic Planning
Nick Chapman, Place Manager Major Centres, City of Ryde
Paul William-Smith, Economic Development Manager, City of Ryde

Barry Stephenson, Divisional Development Manager, AMP Capital Investment
James White, Development Director, TIDC
Peter Morley, National Manager Development – Commercial and Industrial, Stockland
Anthony Otto, CEO, Winten
Cameron Williams, Property and Development Manager, DDBREEF

1. Welcome / introductions / apologies

Sue Weatherley welcomed the group.

Apologies received:-

Michael Whittaker, General Manager, City Of Ryde
Kim Woodbury, Group Manager, Public Works
Colin Rockliff, Goodman International
Angus Nardi, Property Council
Rob Mackay, ING

2. Minutes of 8 November Meeting and Business Arising

The minutes of the last meeting on 8 November were adopted.

2.1 Integrated Traffic and Movement Study

Nick provided a brief progress report on the two main study components being undertaken by Traffix (traffic modelling study) and Space Syntax (movement study). Both components are tracking on schedule and are 60% complete. Draft conclusions are expected by the end of January. The CoR convened a study stakeholder reference group meeting on 30/11 attended by RTA, AMP, Goodman, CoR and the University.

The main objective of the meeting was to discuss/agree on the traffic modelling scenarios to be assessed over the Xmas period. It was agreed that some 20 scenarios would be modelled, ranging from relatively “low key” scenarios involving additional traffic lights on Lane Cove Road to more ambitious long-term proposals eg construction of additional exit/entry ramps at the Western end of Macquarie Park.

The reference group will meet again on 25 January and a report will be provided to the Forum at its next meeting on 7/2.

2.2 Macquarie University

Nick provided a brief update. The University intends accepting the invitation from CoR to join the Forum and will be invited to present a brief update on the progress of its part 3A commercial development application at the next Forum meeting on 7 February 2007.

It was suggested that CoR asks the University to host the February meeting.

3. Marketing and Branding Working Group- update

Paul advised that the Working Group had its first meeting at AMP on 22 November (see attached report). The meeting focussed on developing an approach to better understand the potential marketing / branding issues requiring consideration in the Corridor. A range of research activities were discussed, including the commissioning of a survey of local stakeholders.

A number of branding / marketing themes for Macquarie Park are evident in the current NSW State Government’s Metropolitan Strategy which identifies Macquarie Park Corridor as a “Specialised Centre”, in recognition of its important role as part of Sydney’s regional “Global Economic Corridor”.

The Working Group identified some generic ‘qualities’ which attract commercial developers, investors and tenants to Macquarie Park. It is a place to “work, play and learn’. Some topical areas were identified by the Working Group for further investigation, including desired future qualities for the Corridor in 2031. Following the investigations, the Group proposes establishing a Macquarie Park web portal offering a range of information and incentives for commercial investors, including branding, marketing tools to attract new tenants, investment packages etc.

Three consulting groups have been identified with appropriate expertise and knowledge and they will be invited to submit expressions of interest to undertake the initial branding and marketing research project for a fee in the region of \$10,000.

The Forum enthusiastically endorsed the research proposal. **It was agreed** that the CoR will prepare a Consultants Brief for endorsement by the Chairperson.

4. Draft DCP 55 Macquarie Park update

Nick updated the Forum re: finalisation of the planning documents as follows;-

- On 13 November a workshop was held to brief the Councillors on the revised draft DCP, LEP and Public Domain Manual.
- On 20 November (Committee of the Whole meeting) Council endorsed public exhibition of the above draft documents in early 2008, subject to minor amendments under the General Manager’s delegated authority.

- On 21 November CoR submitted to the Department of Planning (DoP) a s52 application to review LEP 137 and to prepare LEP 2008 draft amendment 1 for Macquarie Park.
- The CoR intends placing the revised draft DCP and Public Domain Manual on public exhibition in February/March 2008.
- Public exhibition of the revised LEP is subject to DoP approval and is likely to take place towards the middle of 2008.

Sue then described some of the key outcomes of the draft DCP/LEP review:-

- Incentive height controls have been developed for the station precincts over and above the base height map in LEP 137. The incentive controls are proposing heights of 10 to 18 storeys in some locations within 400ms of the stations, with the remainder staying at 6 to 8 storeys.
- Incentive FSR controls have also been developed (over and above the FSR in LEP 137) to complement the height adjustments.
- The incentive controls have been developed in order to
 - (a) provide adequate incentive to redevelop key sites;
 - (b) achieve a better match between height and FSR;
 - (c) produce best practise urban design and quantifiable public domain and community benefits;
 - (d) fund the necessary infrastructure to support Macquarie Park's transition into a sustainable and nationally significant mixed use business centre.
- The DCP and LEP review being undertaken by CoR at Macquarie Park is an ambitious, complex and large scale exercise.

The following points were made in the discussion which followed:-

- Forum members may like to inquire with DoP about the progress of the LEP review.
- Forum members and other commercial stakeholder groups are encouraged to make submissions on the draft planning documents.
- Net Lettable Area (NLA) may be a more appropriate basis for the Incentive FSR Controls because it excludes common areas such as lift wells, foyers and indoor/outdoor communal space, thereby encouraging best practise urban design. It may be preferable to have NLA incorporated in the DCP rather than the LEP.
- A Voluntary Planning Agreement (VPA) formula needs to be developed by CoR for Macquarie Park which is clear, consistent and which can be applied in a manner which fosters urban design excellence and other public benefits.
- CoR will be in a better position to consider major DA's once DoP has approved the proposed LEP amendments for public exhibition. If DA's need to be lodged earlier, then it may be practical to stage them so that any proposed variations to height and FSR are considered by Council when the LEP review process is well advanced.
- Forum members confirmed that they are comfortable lodging DA's for assessment by CoR and are not inclined to follow the alternative Part 3A assessment process. The assessment of the Top Ryde Shopping Centre DA illustrates CoR's capacity to efficiently assess DA's for large-scale development proposals.
- The onus is on CoR and development stakeholders to demonstrate to the state government, other private stakeholders and the broader community the nature and scale of benefits arising from the current review of the Macquarie Park planning documents.

5. Macquarie Park BID case study update

Nick provided a brief progress update re: investigating the feasibility of establishing a Macquarie Park Business Improvement District (BID) model, as proposed by the Property Council to the Forum in October (see attached paper and power point).

- CoR has commissioned Emeritus Professor Maurice Daly to draft a Discussion Paper in consultation with the Property Council and Forum members.
- Some ideas were developed at a meeting on 22/11 involving Prof Daly, Nick and Paul.
- The CoR Executive are meeting with Prof Daly on 13/12 to workshop some issues and ideas to inform the further development of the project's scope and purpose.
- It is hoped that a draft Paper will be ready for consideration by the Forum in March/April.

In the discussion that followed some concerns were raised about the possibility that a proportion of commercial operators in Macquarie Park may not embrace a BID model, for a variety of reasons. **It was agreed** that this risk needs to be assessed during the development of the Paper.

The Forum unanimously supported the investigation of a BID model for Macquarie Park.

6. Other Business

There was no other business.

7. Next Meeting – date and agenda items

The first Forum meeting in 2008 will be held on Thursday 7 February, from 4pm to 6pm. The venue will be confirmed by CoR in the New Year and is likely to be the University.

Sue invited discussion on the agenda items for 2008 which were originally proposed by CoR at the first meeting of the Forum in October (see attached).

Forum Members supported the proposed agenda items. There was some discussion about elements which might be discussed under the general heading of “infrastructure” and **it was agreed** that this should include, at the earliest opportunity, a presentation and discussion about power supply issues for Macquarie Park. There was also considerable interest in a presentation from TIDC about the progress of the ECRL, including possibly a site visit to one of the stations.