

Macquarie Park 2016 Update

The following has been prepared in response to the gateway determination for a Planning Proposal to acquire land next to Blenheim Park as open space.

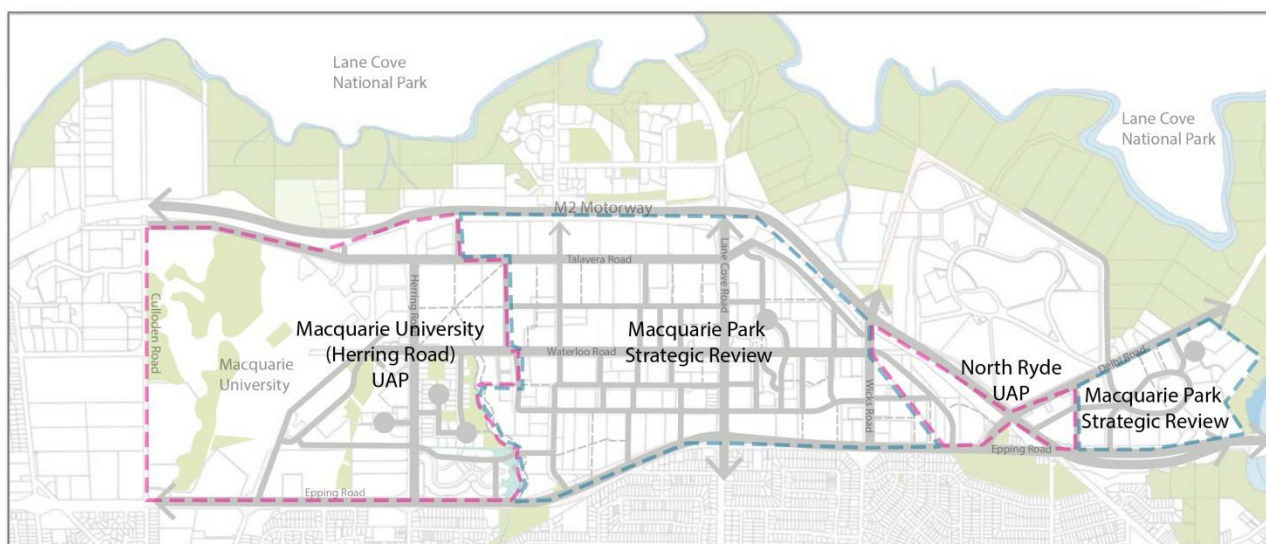
The Gateway Determination requires that prior to community consultation, Council is to;

- Revise the City of Ryde Integrated Open Space Plan 2012 to include new population projections and new open space either supplied or proposed in Macquarie Park; and
- Amend the planning proposal to reflect the findings and recommendations of the revised City of Ryde Integrated Open Space Plan.

Appendix 4: Macquarie Park 2016 Update

The following information provides an update on the population projections and new open space supplied or proposed within Macquarie Park to October 2016. The overview is based on available population projections, executed VPA's, and related background documents.

Since the IOSP was prepared, two significant urban renewal projects have been announced by the State Government in the Macquarie Park Corridor; Macquarie University Station (Herring Rd) Priority Precinct (MUSPP) and North Ryde Station Priority Precinct (NRSP).



Residential Population Projections

The projected dwelling numbers (Table MP.01) estimated to be delivered within each Precinct is based on the *Herring Road, Macquarie Park Finalisation Report* (2015) and the *North Ryde Station Urban Activation Precinct Finalisation Report* (2013) prepared by the NSW Department of Planning and Environment (DP&E).

Priority Precinct	Projected Dwelling Count	Projected Residential Population
MUSPP	5,800	12,760
NRSP	2,400	5,280
Total	8,200	18,040

Table MP.01 DP&E Projected Dwelling and Residential figures

Council has reviewed the population projections (Table MS.02) based on the permitted floor space ratio in MUSPP. The projection for NRSP is based on the approved concept plan for Lachlan's Line and approved development applications for Ryde Gardens and Centrale.

Priority Precinct	Council Projected Dwelling Count	Council Projected Residential Population
MUSPP	13,400	29,480
NRSP	3,861	8,494
Total	17,261	37,974

Table MP.02 CoR Projected Dwelling and Residential figures

Council's estimate of future dwelling numbers in the Macquarie Park Corridor is far higher than that estimated by DP&E initial forecasts.

Over the next 20 years, it is currently projected that further growth will occur in the area south east of Epping Rd, North Ryde/Chatswood West (17.71%) and Marsfield (5.73%).

Overall, the City of Ryde is planned to grow by 37.18% under the current planning controls by 2036. These controls will be reviewed following the implementation of the District Plan and Macquarie Park Strategic Investigation, scheduled in 2017. It is expected that the District Plan will require the City of Ryde to set more ambitious housing targets.

Worker Population Projections

Macquarie Park, including the commercial area around North Ryde station is Sydney's second largest office market, surpassing North Ryde in 2013. It has experienced the fastest growth in stand-alone office employment of all major centres over the last two decades growing by 6.6% per annum. Macquarie Park forms a critical part of the Global Economic Corridor, as identified in *A Plan for Growing Sydney* (DP&E, 2014).

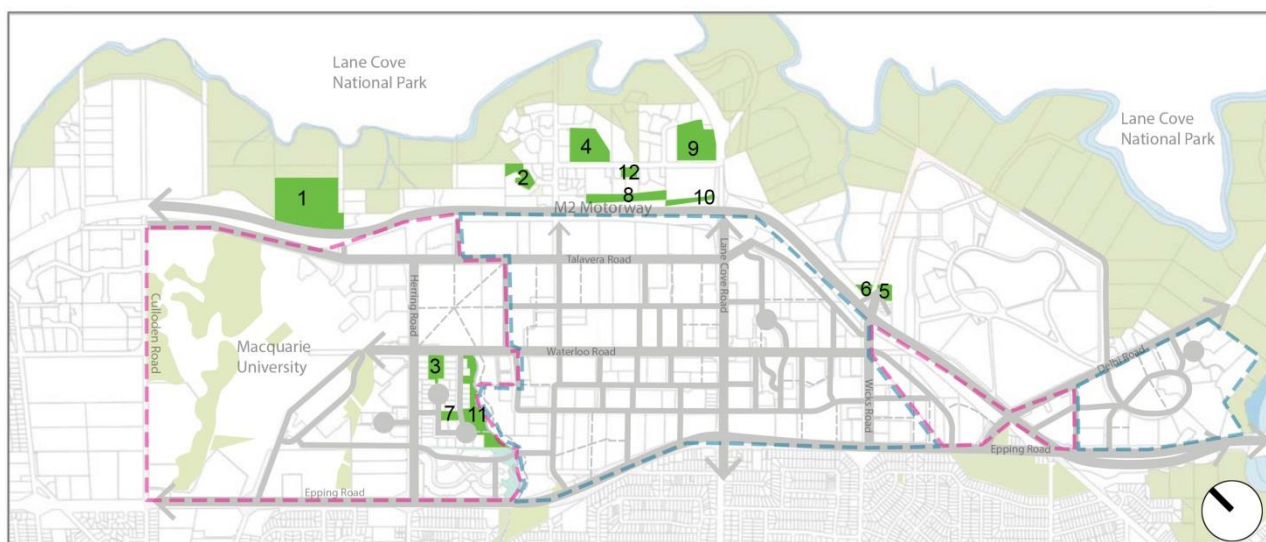
The stand-alone office workforce within the Macquarie Park Corridor is estimated to be approximately 42,000 as at December 2015, representing approximately 69% of the total workforce within the precinct. Based on existing planning controls and land use zonings, the stand-alone office workforce is forecast to grow at an average annual rate of 2.9%, reaching a level of 55,800 by 2025 and an estimated 173,000 by 2065. Over the same horizon, the total workforce within Macquarie Park is forecast to grow from 60,800 to around 269,000. Office employment is expected to be the primary driver of economic growth (*Strategic Employment Review: Macquarie Park BIS Shrapnel 2015*).

These figures represent an annualised increase of total workforce population of 4.2% and the estimated total workforce population in 2036 is 102,680. These projections will be revised upwards following the finalisation of the Macquarie Park Strategic Review.

Open Space

The availability of and ease of access to parks at a local level is central to people's ability to access leisure and recreation opportunities on a daily basis. Level 3 and 4 open spaces by their nature and distribution serve a smaller catchment of the City's population compared to Level 1 and 2 that are designed to service the whole of the City, if not the region (IOSP, pg 96-97).

Macquarie Park is currently serviced by 12 areas of open space ranging across all levels. Only four of these open spaces are located within the 'core' of Macquarie Park, in a small cluster in the north west of the corridor. The remaining reserves are all located north of the M2 and service an existing residential population. There is currently no open space that exists between Khartoum Rd (west), M2 (north), Epping Rd (south) and Julius Ave (east).



	Reserve Name	Area in m ²	Within Macquarie Park Corridor	Level 1	Level 2	Level 3	Level 4
1	Christie Park	52,214		•			
2	Dunholm Reserve	1,366					•
3	Elouera Reserve	6,514	•			•	
4	Fontenoy Park	19,548			•		
5	Kywung Reserve	33,483			•		
6	Porters Park	2,038					•
7	Quandong Reserve	2,604	•				•
8	Tasman Park	10,895					•
9	Tuckwell Park	23,881			•		
10	Unnamed Park on Lane Cove Road	2,056					•
11	Wilga Reserve	18,842	•			•	
12	Yurrah Reserve	2,855					•
Total within Macquarie Park Corridor		2.79Ha				2	2
Total within Macquarie Park suburb		17.62Ha		1	3	2	6

Table MS.03 Existing Open Space within Macquarie Park suburb

Current Open Space Provision

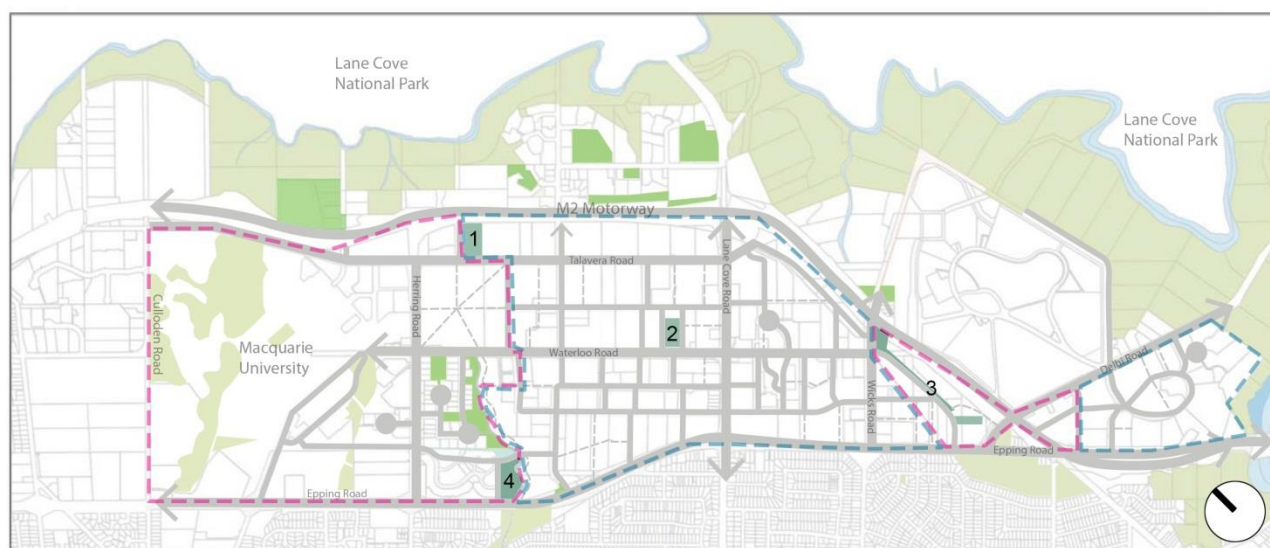
The current open space provision for Macquarie Park suburb is provided in Table MS.04. The population data is sourced from Id Profile.

Suburb	Total Residential Population 2016	Total/Ha Open Space	Total Ha per Hierarchy				Total Ha/1000 2016 Population	Total Ha/1000 2016 Population per Hierarchy			
			Level 1	Level 2	Level 3	Level 4		Level 1	Level 2	Level 3	Level 4
Macquarie Park	8,172	17.62	5.2	7.6	2.5	2.1	2.13	0.64	0.93	0.31	0.26

Table MS.04 Amount of open space per 1,000 residential population, Macquarie Park suburb

New Open Space

Some additional open space is to be delivered through the implementation of the Priority Precincts and Planning Proposals. The following table demonstrates the amount of open space to be delivered. Note that these open spaces are currently subject to ongoing negotiations with land owners and the finalisation of amendments to the Ryde LEP 2014.



	Location	Area in m ²	Level 1	Level 2	Level 3	Level 4
1	66 – 68 Talavera Rd	6,100			•	
2	45 - 61 Waterloo Rd	7,000			•	
3	Lachlan's Line	17,885				•
4	Ivanhoe Estate	4,500			•	
Total		3.55Ha			1.76Ha	1.78Ha

Table MS.05 New Open Space within Macquarie Park corridor

Future Open Space Provision

The proposed open spaces will form part of the new urban fabric of Macquarie Park corridor. The revised open space within Macquarie Park corridor is provided in Table MS.06.

Location	Area in m ²	Level 1	Level 2	Level 3	Level 4
66 – 68 Talavera Rd	6,100			•	
45 - 61 Waterloo Rd	7,000			•	
Lachlan's Line	17,885				•
Ivanhoe Estate	4,500			•	
Elouera Reserve	6,514			•	
Quandong Reserve	2,604				•
Wilga Reserve	18,842			•	
Total	6.34Ha			4.30Ha	2.05Ha

Table MS.06 Existing and Proposed Open Space within Macquarie Park Corridor

These open spaces will start to service the identified lack of open space throughout the suburb, however the provision of this additional open space will still far from meet the open space requirements of the existing and future populations (Table MS.07).

Suburb	Total Residential Population 2036	Total/Ha Open Space	Total Ha per Hierarchy				Total Ha/1000 2036 Population	Total Ha/1000 2036 Population per Hierarchy			
			Level 1	Level 2	Level 3	Level 4		Level 1	Level 2	Level 3	Level 4
Macquarie Park corridor	37,974	6.34	0	0	4.3	2.05	0.17	0	0	0.11	0.05

Table MS.07 Amount of open space per 1,000 residential population in 2036, Macquarie Park corridor

Table MS.08 explores the impacts of incorporating the currently projected 2036 worker population with the projected 2036 residential population.

Suburb	Projected Worker and Residential Population	Total/Ha Open Space	Total Ha per Hierarchy				Total Ha/1000 2036 Population	Total Ha/1000 2036 Population per Hierarchy			
			Level 1	Level 2	Level 3	Level 4		Level 1	Level 2	Level 3	Level 4
Macquarie Park corridor	140,716	6.34	0	0	4.3	2.05	0.05	0	0	0.03	0.01

Table MS.08 Amount of open space per 1,000 projected worker and residential population, Macquarie Park corridor

Conclusions from Analysis

Table MS.09 updates Table OS.08 (page 128) to reflect the revised population projections and additional open space provision.

Suburb	Quantum and Size	Distribution and Diversity	Ratio to Population	Accessibility/Connectivity	Conclusions and Implications
Macquarie Park	Only 15 open spaces in the second largest suburb by area in the City. Aside from Christie Park, most parks are less than 3.0Ha in size.	Aside from Shrimpton Creek Reserves (Wilga and Quandong Reserve), almost all parks are on the northern boundary of the suburb adjoining Lane Cove National Park. Setting diversity is limited and park embellishment is at most very limited across the suburb (there are only five minor play areas in the suburb).	Current population (2016) is relatively low (5% of the City) and ratio of open space is also low but growth projections are extremely high (average 11.3% per annum), creating the need for more local open space essentially in the centre of the suburb and active recreation surrounding the corridor. Approved and proposed LEP amendments to business and residential land use will continue to add to this demand. Due to the significant worker population both existing and future, the provision of open space is extremely low.	A large part of the suburb comprises of business park and the University, therefore street access is limited. M2 Motorway is a major barrier to reserves along Lane Cove River and Great North Walk. Epping Road is a major barrier to movement south and Lane Cove Rd splits the corridor east and west. These barriers need to be broken down to increase circulation patterns in to and around the corridor.	Council planning for the corridor is ongoing. Given the significant growth in residential and worker population already approved through the Urban Activation Precincts, there is a need for significant development negotiations for new open space at all Levels for active and passive recreation, specifically 3 and 4 and open space expansion surrounding the corridor. Improving cycle and pedestrian access in northeast/southwest axis, especially with M2 and Epping Rd is important. Ongoing partnership with the University for shared uses is worthy of further exploration.

Table MS.09 Summary of Open Space Provision for Macquarie Park suburb

The character of Macquarie Park will be transformed over the next 20 years by growth of up to 40,000 and an ever increasing worker population. This results in a reduction in the provision of open space per capita from 2.13Ha/1,000 to 0.17Ha/1,000 based on the projected residential population within the corridor. Once the increasing worker population is included the provision rate drops to 0.05Ha/1,000. Unless this trend is addressed through land dedication, acquisitions, and embellishments, the health and wellbeing of the population will be significantly compromised.

Therefore this update identifies the following actions for Council;

- Identify land adjacent to existing Council open space to expand these open spaces to increase active and/or passive recreation opportunities (eg 86 Blenheim Rd, 12A and 14 Epping Rd for incorporation into Blenheim Park)
- Provide ample open space within 200m of all residents in the Macquarie Park Corridor
- Identify open space for active recreation for acquisition beyond the corridor to service both the corridor and the wider City (eg RMS land east of Christie Park),
- Establish potential locations for either land acquisition or dedication to address the identified reduction in open space provision (eg expansion of Shrimpton's Creek Corridor),
- Establish worker and residential population open space and recreation requirements for a physically and mentally healthy community in Macquarie Park to ensure that the corridor continues to grow as a globally and locally recognised innovative education and technology hub.

IOSP Changes to document;

Pg 30: Addition to Appendices to the IOSP

Insert: - Macquarie Park 2016 Update