

Our Ref: MUN_WAM

10 April, 2017

Ms Carolyn McNally
Secretary
NSW Department of Planning & Environment
GPO Box 39
SYDNEY, NSW 2001

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Dear Ms McNally

**RE: MACQUARIE UNIVERSITY ARTS PRECINCT PROJECT
REQUEST FOR SECRETARY'S ENVIRONMENTAL ASSESSMENT REQUIREMENTS (SEARs)**

In accordance with Clause 3 of Schedule 2 of the *Environmental Planning and Assessment Regulation 2000 (EP&A Regulation)* and Schedule 1 (clause 15) of *State Environmental Planning Policy (State and Regional Development) 2011 (SRD SEPP)*, Macquarie University (MQU) requests the issue of Secretary's Environmental Assessment Requirements (SEARs) for the proposed Macquarie University Arts Precinct project within MQU's North Ryde campus.

The proposal qualifies as a State Significant Development (SSD) as the Capital Investment Value (CIV) of the Project (at this early stage) is in the order of \$112 million and in excess of the SSD threshold of \$30 million for development for the purpose of an *educational establishment*. A QS Statement accompanies this request at **Appendix A**.

The purpose of this letter of request is to provide a preliminary environmental assessment and other supporting documentation to allow for the SEARs to be issued to facilitate the preparation of an Environmental Impact Statement (EIS) in support of a future SSD development application.

1.0 BACKGROUND

MQU proposes to redevelop and expand its Arts Precinct comprising Buildings W6A, W6B and associated courtyard (see Figure 1 and Figure 2 below). The buildings were erected in 1967, opened to students in 1968, and have since undergone a number of fit-outs over the years but have never benefitted from a full upgrade. The buildings are now no longer fit for purpose as a modern workplace or teaching facility.

In line with the University's program of lifecycle upgrade and renewal of aging building assets, the primary objective of the project is to create a revitalised precinct for the Faculty of Arts that reflects the desired culture within the faculty as well as creating a space for the broader University Community. In addition, we note the following secondary project objectives:

- *The Lifecycle Upgrade and expansion of the buildings to meet both the current requirements for workplace, research and teaching – as well as providing a level of flexibility and adaptability to allow for future change of the next building lifecycle.*
- *The upgrade of the public realm to create a connected precinct of Places in line with the MQU Concept Plan and Design Excellence Strategy & Urban Design Guidelines.*
- *Change Management with the faculty and departments so that the physical environment created aligns with the cultural environment that the Faculty aspires to create. This includes*

assisting the Faculty with the development of said cultural aspirations and the strategy with which to realise them.

- *Fit outs within the buildings to meet the workplace requirements of the various administrative, academic, research, and teaching and outreach functions. This may include for Faculty departments and/or functions (gallery and museum spaces) that currently do not exist with the precinct.*

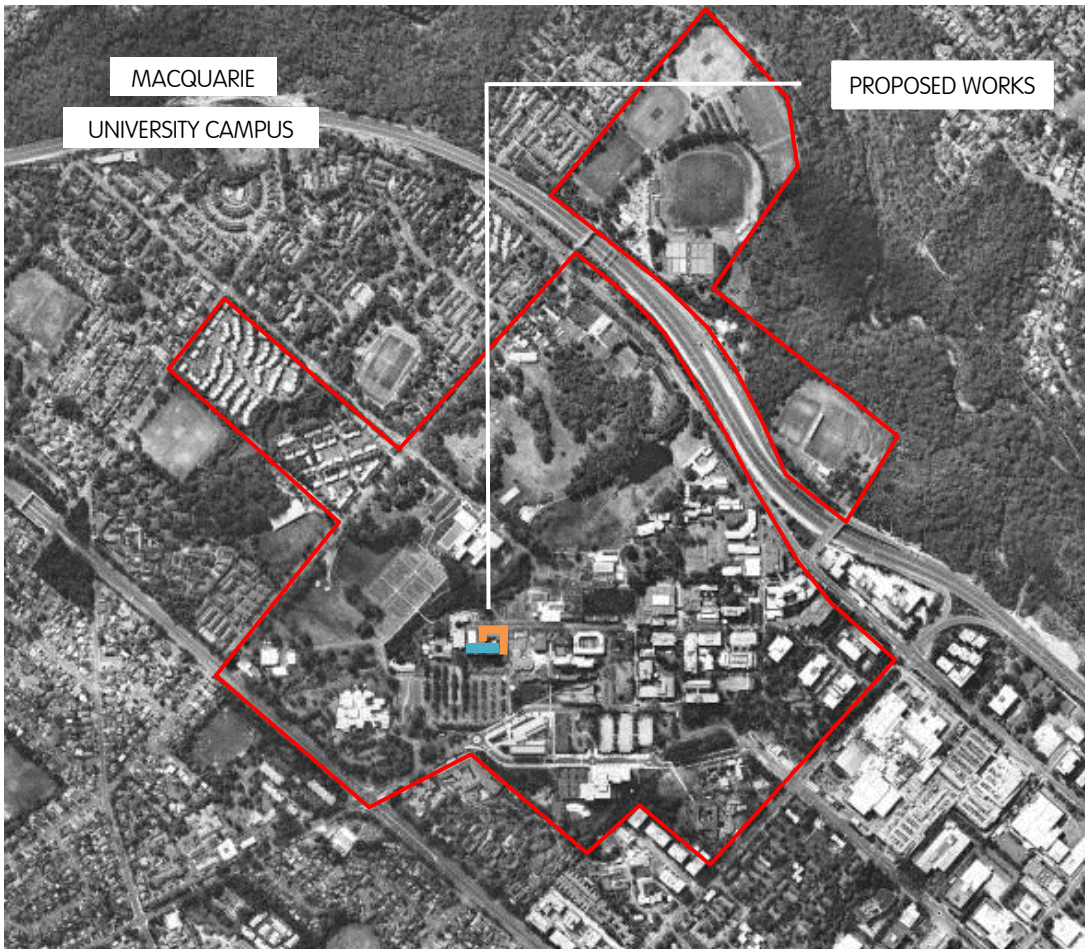
It is anticipated that construction will take place between Q1 2018 and Q3 2019 with the facility intended to be occupied and operational by Q3 2019.

2.0 THE SITE

Established in 1964, MQU’s North Ryde campus is located on 126 hectares 15 kilometres from the Sydney CBD. The campus comprises teaching and research spaces, shops, cafes, recreational facilities, banks, a bar, pharmacy, bulk-billed medical clinic, private hospital, counselling services, financial aid, and childcare. Surrounding uses include Lane Cove National Park to the north, residential area characterised by low to medium density development to the south and west, and a major shopping centre precinct to the east. The land is zoned B4 Mixed Use under the *Ryde Local Environmental Plan 2014* and development for the purpose of an educational establishment is permitted with consent, as is development for the purpose of ‘information and education facilities’ (museums).

The buildings subject of the proposal are located along the southern frontage of Wally’s Walk at the western end of campus. Immediately to the south are on-grade car parks, whilst to the north is open green space. It is surrounded to both the east and west by buildings comprised primarily of teaching spaces. Together, the buildings known as W6A and W6B form the Macquarie University Arts Precinct, consisting of:

W6A	Accommodating academic and administrative workplace for the Faculty of Arts (with some ancillary functions) across 8 levels
W6B	Accommodating teaching and some ancillary support functions across 3 levels
COURTYARD	Bounded by the buildings, W6A and W6B
UNDEVELOPED LAND	South of the precinct is a berm accommodating a number of mature planted trees



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Figure 1 - Aerial photo of Macquarie University Campus & location of proposed works



Figure 2 - Subject buildings, W6A and W6B, within the academic core of Macquarie University



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Figure 3 – Building known as W6A, southern elevation



Figure 4 - Building known as W6B, northern elevation



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Figure 5 – East-west walkway known as 'Wally's Walk'



Figure 6 – Berm and mature planted trees south of the MQU Arts Precinct

3.0 THE OVERALL PROPOSAL AND SCOPE OF WORKS

The proposed development can be summarised as follows.

3.1 DECANTING OF EXISTING USES

Uses currently accommodated within W6A and W6B will be decanted to other existing facilities within the campus or temporary (demountable) facilities installed for this purpose. Locations for decanting include existing accommodation in the Australian Hearing Hub, Y3A, E6A, C3A, C5B, and single storey demountables at Y2 (carpark). Decanting may require minor alterations and additions to provide an appropriate fit-out of existing and temporary facilities. Temporary facilities will include 200 sqm of administrative offices and storage and the Centrally Allocated Teaching spaces (CATP) consisting of eight 60 sqm teaching spaces.

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3.2 SITE PREPARATION WORKS

Partial demolition of the existing W6A and, more substantially, W6B is proposed. Capping, diversion and augmentation of essential services will also be required. The existing buildings are known to contain hazardous building materials (principally, asbestos).

Bulk excavation works for removal of the existing berm and mature planted trees to the south is required to accommodate future structures. Soil contamination issues have not been identified as yet, but remediation would likely be associated with the bulk excavation works.

The excavation will require retaining walls to the southern site boundary as well as excavation and retaining walls for on-site detention to address the increase in impervious area as a result of the new museum building.

3.3 CONSTRUCTION WORKS

Construction works comprising the refurbishment of W6A and W6B as well as the erection of a four storey new museum wing to W6A are anticipated to take place between Q1 2018 and Q4 2019 with the facility intended to be occupied and operational by Q3 2019. Key elements of the construction works include the following:

- W6A and W6B to be internally refurbished to provide superior amenity and spaces consistent with requirements of contemporary best practice for academic teaching/ learning;
- New entrance to W6B from Wally's Walk to provide legible entrance and visual connection;
- W6A's aged core to be replaced with a new core that will also serve as the vertical circulation hub facilitating interdepartmental and student /academic meetings & joint work area to reverse the current academic silo character of the existing tower;
- W6A's facades fitted with new transparent twin wall glazed and integrally solar shaded facades which also accommodate the necessary services runs installed;
- New purpose-built museum building to be erected in the location of the berm to the south of W6A to accommodate MQU's archaeology collection, an archaeological field lab, function/ exhibition space, and academic uses;

- Covered atrium space to be erected between W6A and the new museum building to connect the new and existing refurbished built structures and to thereby create a unified 'Arts Precinct'; and
- North-south visual connection between Wally's Walk and new east-west pedestrian connection to the south of the precinct to assist orientation for visitors and users of the buildings.

The project's early works as set out in section 3.1 above are likely to be subject of a REF as Development without Consent. This may include some minor demolition, and services and utilities diversion, capping or augmentation. Tree removal, whilst not requiring any form of consent under Council's DCP will also be included in this REF.

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A DA is also intended to be submitted to the City of Ryde Council for proposed earthworks, retaining walls, on-site detention works and possible remediation works (as set out under section 3.2 above). More significant aspects of the demolition are also proposed within this DA.

The balance of the project, namely the substantive construction works are proposed via the SSD DA pathway. These works are valued at \$112 million and therefore qualify as SSD.

Details of the scale and location of the enabling works (Sections 3.1 and 3.2 above) to be undertaken via REF and DA are detailed in the early works summary prepared by Capital Insight, which accompanies this request at **Appendix B**.

Details of the scale and location of the proposed works sought under the future SSD DA (Section 3.3 above) are detailed in the concept drawings prepared by BNMH Architects, which accompanies this request at **Appendix C**.

4.0 STATUTORY PLANNING CONTEXT

The relevant statutory planning instruments applicable to the subject land and proposal include:

- Part 3A Concept Plan 06_0016
- State Environmental Planning Policy (State and Regional Development) 2011
- State Environmental Planning Policy No.55 – Remediation of Land
- State Environmental Planning Policy (Infrastructure) 2007
- State Environmental Planning Policy No.64 – Advertising & Signage
- Ryde Local Environmental Plan 2014

The abovementioned instruments are discussed in turn in the sections that follow.

Council's Section 94 Development Contributions Plan does not apply to the proposal, which is subject to a Voluntary Planning Agreement between MQU and Council as executed in February 2013.

4.1 PART 3A CONCEPT PLAN 06_0016

Development opportunity within the MQU's North Ryde campus arises, principally, from Concept Plan 06_0016 approved under Part 3A of the *Environmental Planning & Assessment Act 1979* (the Act) on 13

August, 2009. The plan was developed in response to, and to complement, the 2004 Macquarie Park Corridor Master Plan prepared by the NSW State Government. Amongst other things, the Concept Plan generated the following for MQU:

- o An additional 400,000m² of commercial GFA outside of the academic core;
- o **An additional 61,200m² of academic GFA within the academic core;**
- o An additional 3,450 beds within the student/university housing precincts;
- o Improvements to the road networks and upgrades to infrastructure; and
- o Rationalisation of car parking locations within the campus.

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The existing gross floor area (GFA) within the MQU Arts Precinct is 9,364 sqm. As a result of the proposed refurbishment, this will increase to a total of 14,935 sqm GFA. This represents a net gain of 5,571 sqm comprising museum floor area (4,468 sqm) and floor area gains within W6A and W6B (1,103 sqm).

The current balance of net GFA gain within the academic core since the Concept Plan approval is well below this 61,200 sqm threshold/cap. Following the proposed works, the net GFA gain will be 4,337 sqm of new floorspace within Precinct A, remaining well below the 61,200 sqm threshold.

WORKS UNDERTAKEN/ PROPOSED	GFA CHANGE (SQM)	BALANCE (SQM)
Additional Precinct A GFA gained under Concept Plan approval	-	61,200
New build (E7A/E7B)	-1,790	59,410
Demolition of C4A, C4B, C9B, C9C, C9D	2,824	62,234
Lotus Theatre (temporary theatre)	-683	61,551
Macquarie Theatre refurbishment	-379	61,172
New museum building (W6C)	-4,468	56,704
Upgrades to W6A/W6B	- 1,103	55,601
REMAINING BALANCE		55,601

The vast majority of new developments and new floorspace within the campus since the Part 3A Concept Plan approval have occurred in Precinct E of the campus away from the academic core.

Schedule 6A of the Environmental Planning & Assessment Act 1979 (at clause 3B(2)) variously states:

(c) any development standard that is within the terms of the approval of the concept plan has effect,

(d) a consent authority must not grant consent under Part 4 for the development unless it is satisfied that the development is generally consistent with the terms of the approval of the concept plan,

(e) a consent authority may grant consent under Part 4 for the development without complying with any requirement under any environmental planning instrument relating to a master plan,

(f) the provisions of any environmental planning instrument or any development control plan do not have effect to the extent to which they are inconsistent with the terms of the approval of the concept plan,

The preparation of *Design Excellence Strategy and Urban Design Guidelines* (the Design Guidelines) was required by the Concept Plan approval. As these Design Guidelines are required by, and form part of, the Concept Plan approval they too prevail over the provisions of any environmental planning instrument (i.e. LEP or SEPP) and any development control plan to the extent of any inconsistency.

It is noted that under the terms of the Part 3A Concept Plan approval:

B4(5) The Design Excellence Strategy and Urban Design Guidelines are to be submitted for approval by the Department of Planning prior to the or with the first application for new building works within each precinct.

We understand that the Design Guidelines for Precinct A have been lodged with the Department of Planning & Environment (DPE) but are yet to be approved.

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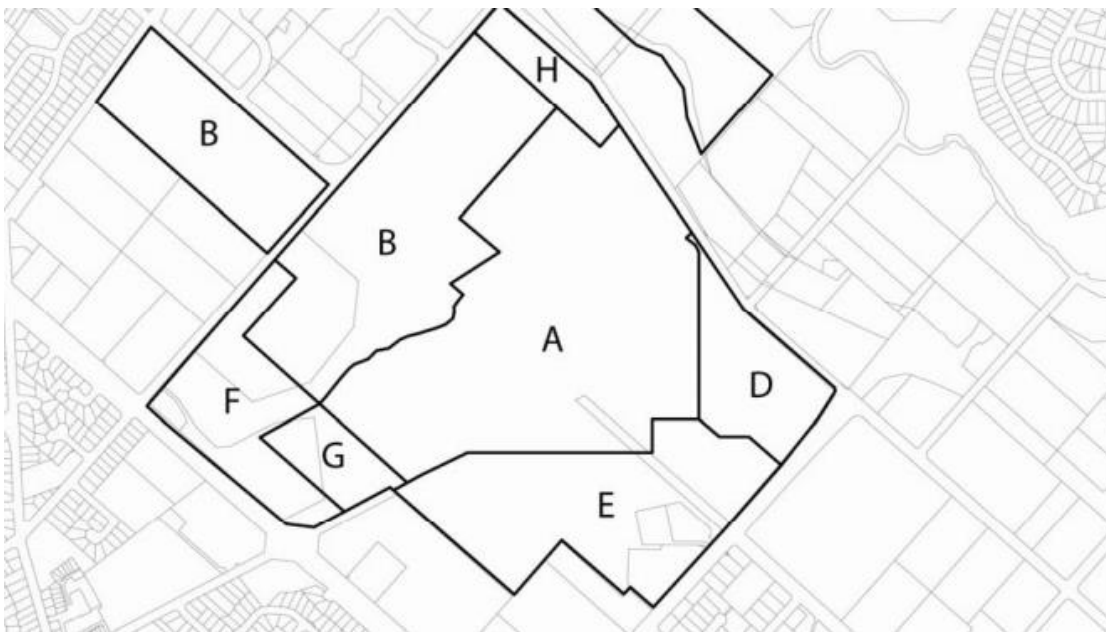


Figure 7 - Concept Plan 06_0016; Map of Macquarie University Precincts

4.2 STATE ENVIRONMENTAL PLANNING POLICY (STATE & REGIONAL DEV.) 2011

State Environmental Planning Policy (State and Regional Development) 2011 identifies development that is State Significant Development (SSD). In the case of SSD, the Minister for Planning is the consent authority and an Environmental Impact Statement (EIS) must be prepared in accordance with environmental assessment requirements specified by the Minister.

Clause 15 of Schedule 1 of the SEPP specifies certain development for the purpose of an educational establishment as SSD, as follows:

15 Educational establishments

Development for the purpose of educational establishments (including associated research facilities) that has a capital investment value of more than \$30 million.

At this preliminary stage, the proposal subject of the SSD scope has an estimated capital investment value of \$112 million and is therefore State Significant Development. A Quantity Surveyor's Report estimating the capital investment value of the project is provided at **Appendix A**.

It is also salient to note that, under Division 11 of Part 2 of the SRD SEPP, development control plans do not apply to SSD.

4.3 STATE ENVIRONMENTAL PLANNING POLICY NO.55 – REMEDIATION OF LAND

The requirements of State Planning Policy No. 55 – Remediation of Land apply to the subject site. In accordance with Clause 7 of SEPP 55, Council (as the likely consent authority for these works) must consider if the land is contaminated, if it is contaminated, is it suitable for the proposed use and if it is not suitable, can it be remediated to a standard such that it will be made suitable for the proposed use.

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4.4 STATE ENVIRONMENTAL PLANNING POLICY (INFRASTRUCTURE) 2007

State Environmental Planning Policy (Infrastructure) 2007 (ISEPP) enables development for the purpose of an *educational establishment* as development without consent where the works are carried out by a public authority and within a prescribed zone subject to provisions listed under Division 3 Educational establishments.

MQU is a public authority under planning legislation and is able to carry out such works. The subject land is zoned B4 Mixed Use and is a prescribed zone for the purposes of the ISEPP. As noted in Section 3.0 of this request, approval of certain enabling works is subject of a separate Review of Environmental Factors process in accordance with Part 5 of the *Environmental Planning & Assessment Act 1979*.

Pursuant to Clause 86 of State Environmental Planning Policy (Infrastructure) 2017 (ISEPP), a consent authority must give Ralcorp notice of an application for development proposing the penetration of ground to a depth of 2 metres below ground level on land within or above a rail corridor, or within 25m of a rail corridor. As demonstrated in Figure 8 below, the land subject of this request lies above or within 25 metres of the nearest rail corridor. However, excavation to a depth of 2 metres is not proposed as part of the future SSD DA, nor would the earthworks subject of the future DA to Council sit within the 25m buffer area – noting proposed excavation is to the south of W6A – the blue polygon in Figure 8.

Clause 87 of the SEPP nominates heads of consideration in the determination of a DA relating to development for certain purposes on land in or adjacent to a rail corridor that is likely to be adversely affected by rail noise or vibration. Nominated purposes include development for the purpose of a building for residential use, a place of public worship, a hospital, an educational establishment or child care centre. As the proposal is for the purpose of an educational establishment on land within a railway corridor, Clause 87 applies.

Finally, Schedule 3 of the SEPP specifies development that qualifies as traffic generating development that must be referred to the Roads and Maritime Services (RMS). Although the proposal comprises additions to an existing educational establishment, the proposal will not result in an increase in the number of students or staff associated with MQU. The proposal, therefore, does not qualify as 'traffic generating development' under Schedule 3 of the Infrastructure SEPP and is not required to be referred to the RMS for comment on this basis.

4.5 STATE ENVIRONMENTAL PLANNING POLICY NO. 64 – ADVERTISING & SIGNAGE

The *State Environmental Planning Policy No 64-Advertising and Signage* (SEPP 64) seeks to ensure that signage is compatible with the desired character of an area, provides effective communication in suitable locations, and is of high quality design and finish. For the purposes of SEPP 64, signage is defined as meaning all signs, notices, devices, representations and advertisements that advertise or promote any goods, services or events and any structure or vessel that is principally designed for, or that is used for, the display of signage.

A consent authority must not grant consent to display any signage unless the consent authority is satisfied that the signage is consistent with the objectives of the policy and that the signage satisfies the assessment criteria listed under Schedule 1.

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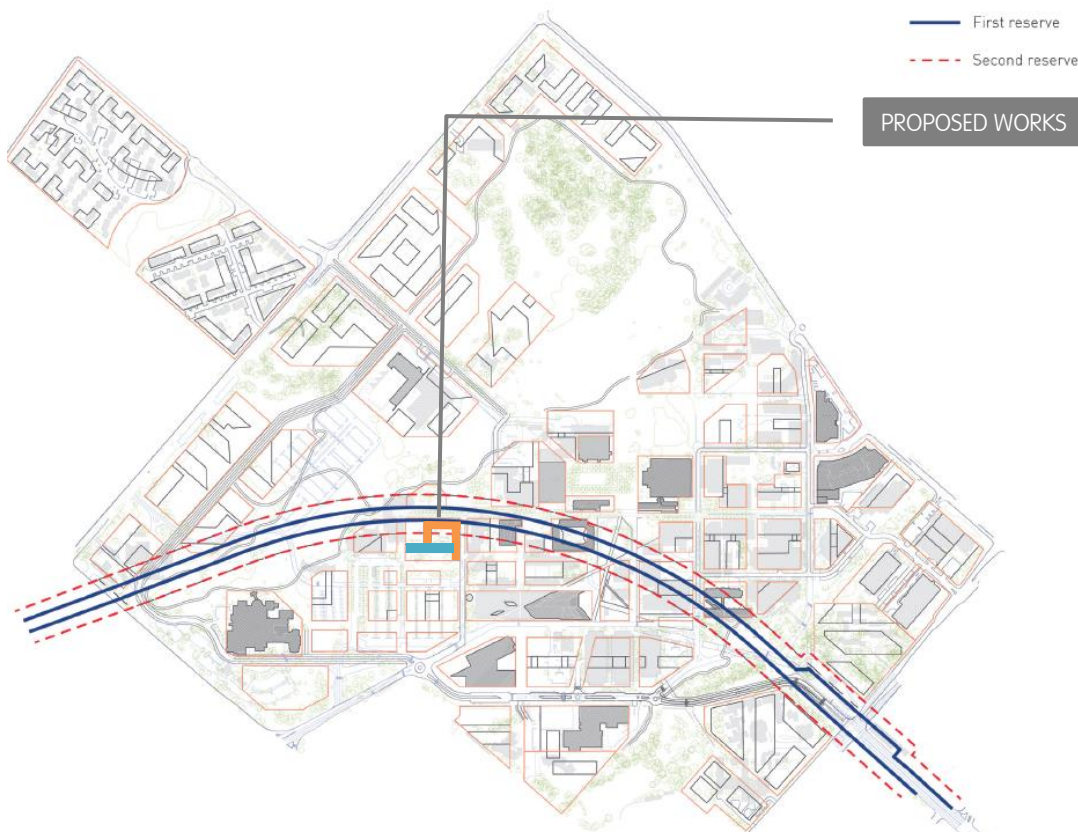


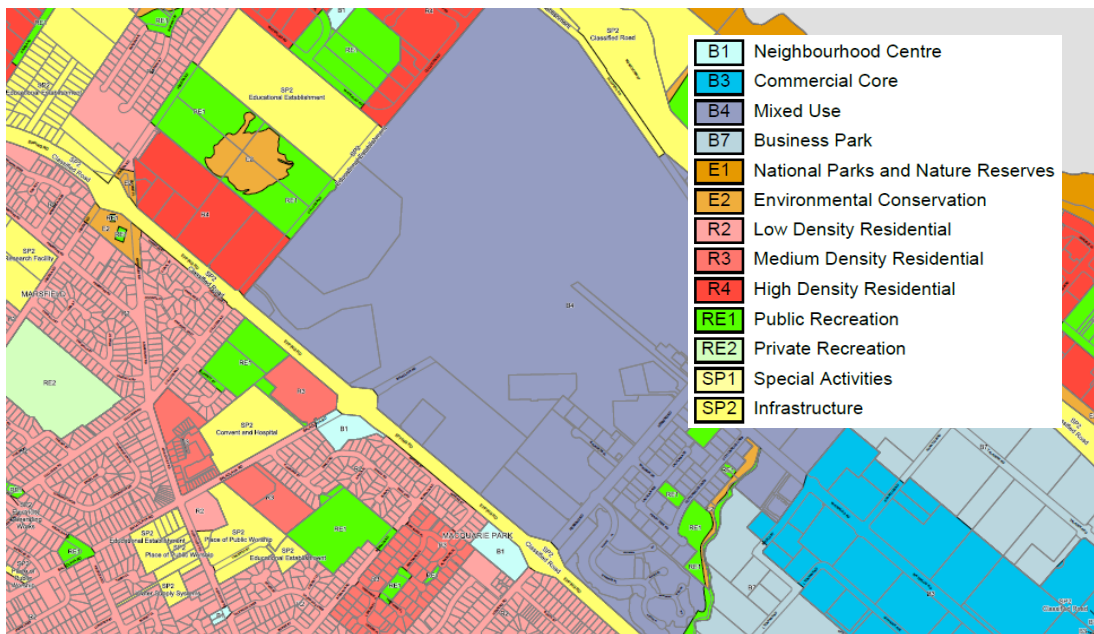
Figure 8 - Railway Corridor through Precinct A - Design Excellence Strategy & Urban Design Guidelines

4.6 RYDE LOCAL ENVIRONMENTAL PLAN 2014

As noted, to the extent that it is not inconsistent with the Concept Plan, *Ryde Local Environmental Plan 2014* (Ryde 2014) also applies to the land and the proposal. We note that development standards under RLEP 2014 were recently amended by the gazettal of new controls following the finalisation of the Herring Road Priority Precinct process.

4.6.1 PART 2 PERMITTED OR PROHIBITED DEVELOPMENT

Under Part 2 Permitted or Prohibited Development of RLEP 2014, the site is zoned B4 Mixed Use. Development for the purpose of commercial premises and educational establishments is permitted with consent in the B4 zone.

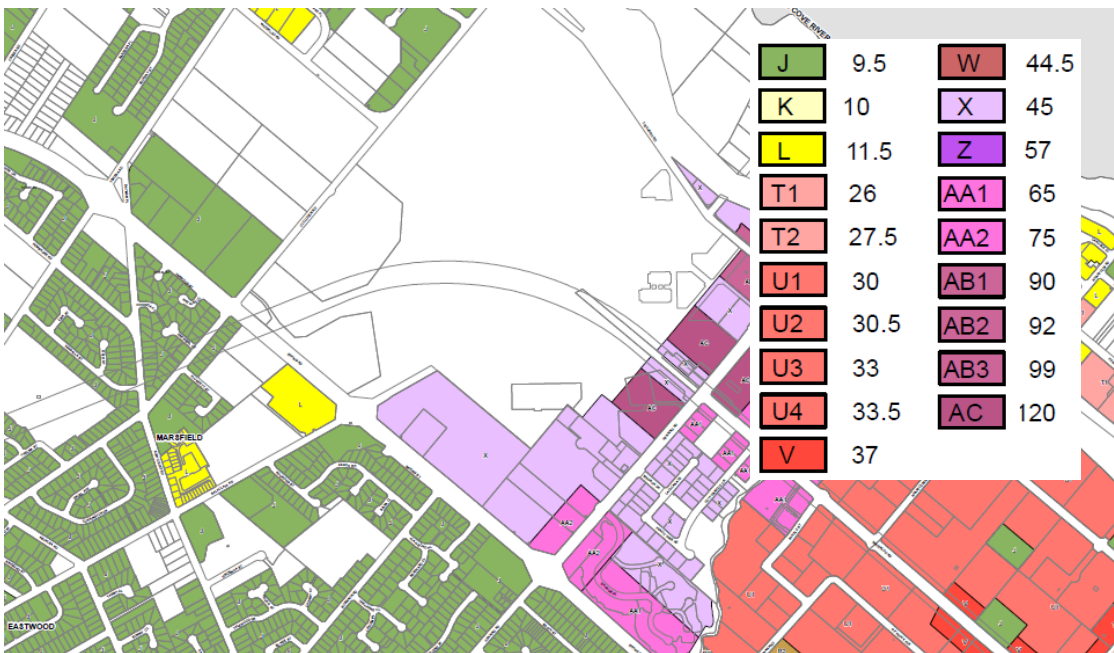


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Figure 9 - RLEP 2014; land use zone map (Sheet LZN_004)

4.6.2 PART 4 PRINCIPAL DEVELOPMENT STANDARDS

The relevant principal development standards under Part 4 of RLEP 2013 are the maximum building height and the maximum floor space ratio development standards. Although maximum building height and FSR controls are applied to certain allotments along Herring Road, no maximum building height or FSR is applied to the land subject of this proposal, or throughout Precinct A under both the LEP and the approved Concept Plan.



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Figure 10 - RLEP 2014; height of building map (Sheet HOB_004)

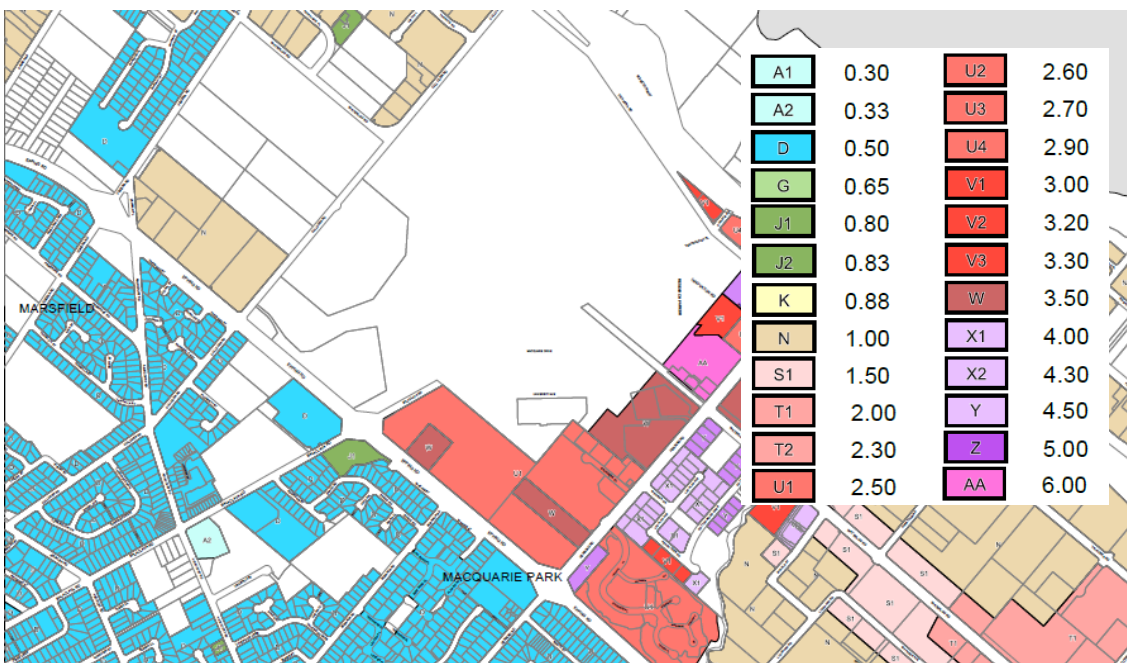


Figure 11 - RLEP 2014; floor space ratio map (Sheet FSR_004)

4.6.3 PART 5 MISCELLANEOUS PROVISIONS

Clause 5.9 Preservation of Trees or Vegetation seeks to preserve the amenity of the area, including biodiversity values, through the preservation of trees and other vegetation. As noted in Section 3.0,

approval of tree removal works will be subject of a separate REF process in accordance with Part 5 of the *Environmental Planning & Assessment Act 1979*.

Clause 5.10 Heritage Conservation of RLEP 2014 seeks to conserve the environmental heritage of Ryde including its heritage items, conservation areas, archaeological sites and Aboriginal heritage. MQU is identified as an item of local heritage significance under Schedule 5 of RLEP 2014 as item no. 10 (see extract below).

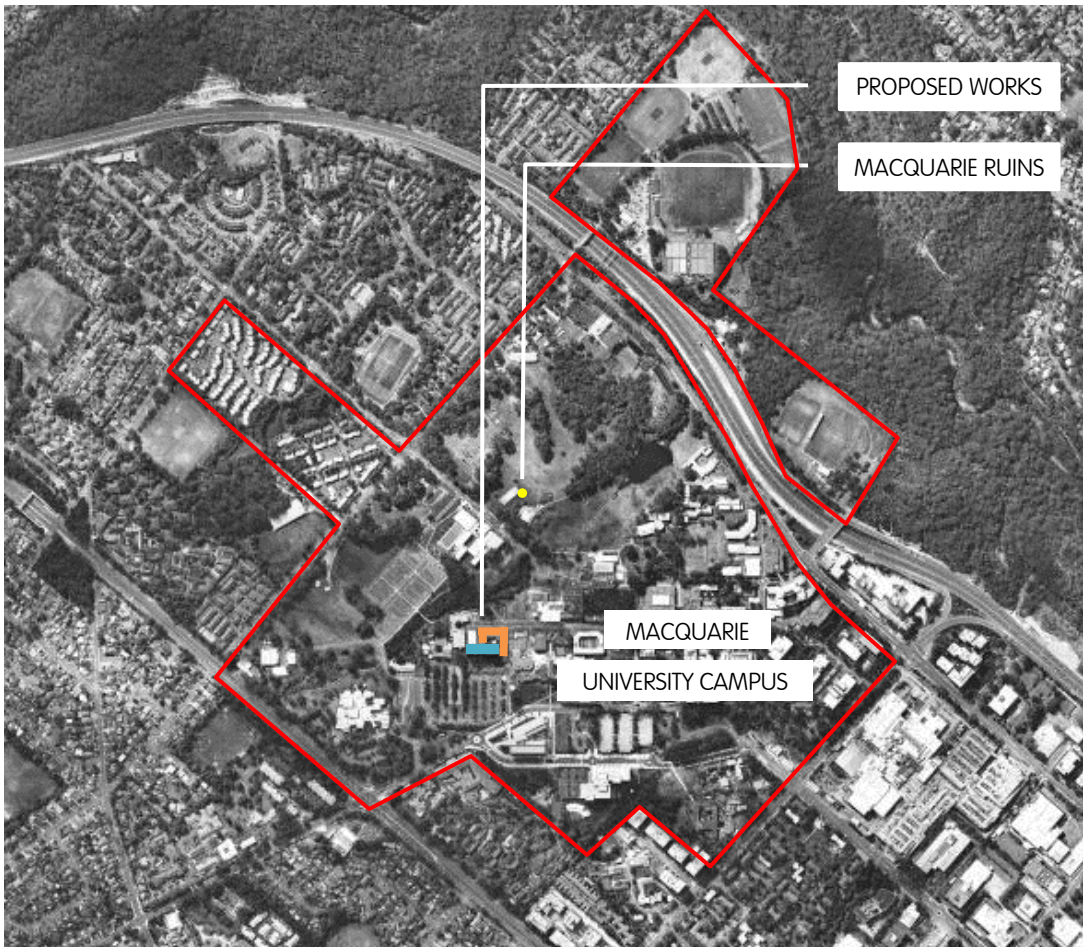
SUBURB	ITEM NAME	ADDRESS	PROPERTY DESCRIPTION	SIGNIFICANCE	ITEM NO
Macquarie Park	Macquarie University (ruins)	192 Balaclava Road	Part Lot 18, DP 1058168	Local	10

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The heritage item itself is the ruins of a stone farm building, known as the 'Macquarie University ruins', which are situated towards the centre of the University campus adjacent to a car parking area. Despite the modest scale of the ruins, as heritage listing at a local level is defined by the legal description of the land (ie lot and DP), the vast majority of the university campus is identified as a heritage item. The listing does not relate to the land subject of this proposal, namely, Lot 190 DP1157041



Figure 12 – Aerial photo of Macquarie Ruins (courtesy Nearmap)



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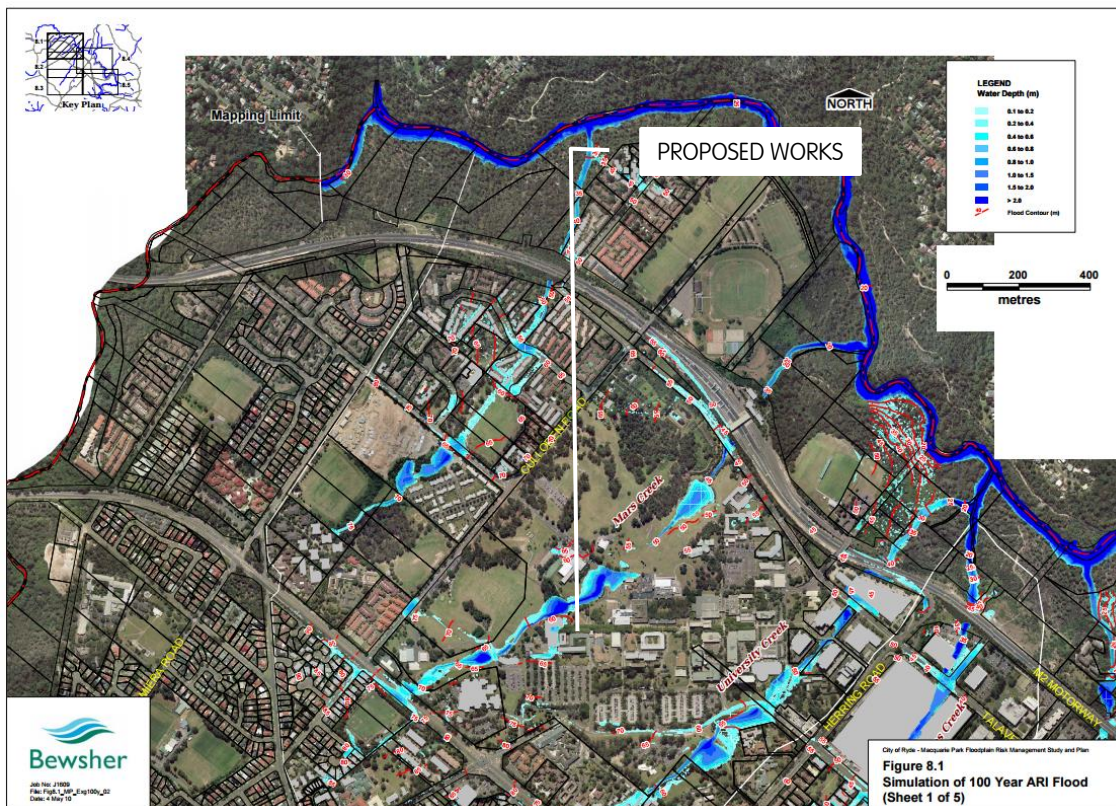
Figure 13 - Macquarie University Campus & location of proposed works, Macquarie Ruins

4.6.4 PART 6 ADDITIONAL LOCAL PROVISIONS

Clause 6.2 Earthworks seeks to ensure that earthworks for which development consent is required will not have a detrimental impact on environmental functions and processes, neighbouring uses, cultural or heritage items or features of the surrounding land. Before granting development consent for earthworks (or for development involving ancillary earthworks), the consent authority must consider the likely environmental impacts of the work including the source of any fill material and the destination of any excavated material, the likelihood of disturbing relics, and the proximity of any waterway.

Clause 6.3 Flood Planning seeks to minimise the flood risk to life and property, to allow development on land that is compatible with the land's flood hazard, and to avoid significant adverse impacts on flood behaviour and the environment. Although the subject land is not identified as a "Flood Planning Area" on the Flood Planning Map, the land lies within the vicinity of land at or below the flood planning level, defined as follows:

land at or below the flood planning level means land at or below the level of a 1:100 ARI (average recurrent interval) flood event plus 0.5 metre freeboard.



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Figure 14 - Macquarie Park Floodplain Risk Management Study, Simulation of 100 Year ARI Flood (source: Council)

Clause 6.4 Stormwater Management seeks to minimise the impacts of urban stormwater on land to which this clause applies and on adjoining properties, native bushland and receiving waters. Development consent must not be granted to development unless the consent authority is satisfied that the development is designed to maximise the use of water permeable surfaces on the land, includes (if practicable) on-site stormwater retention and avoids any significant adverse impacts of stormwater runoff.

5.0 STRATEGIC PLANNING CONTEXT

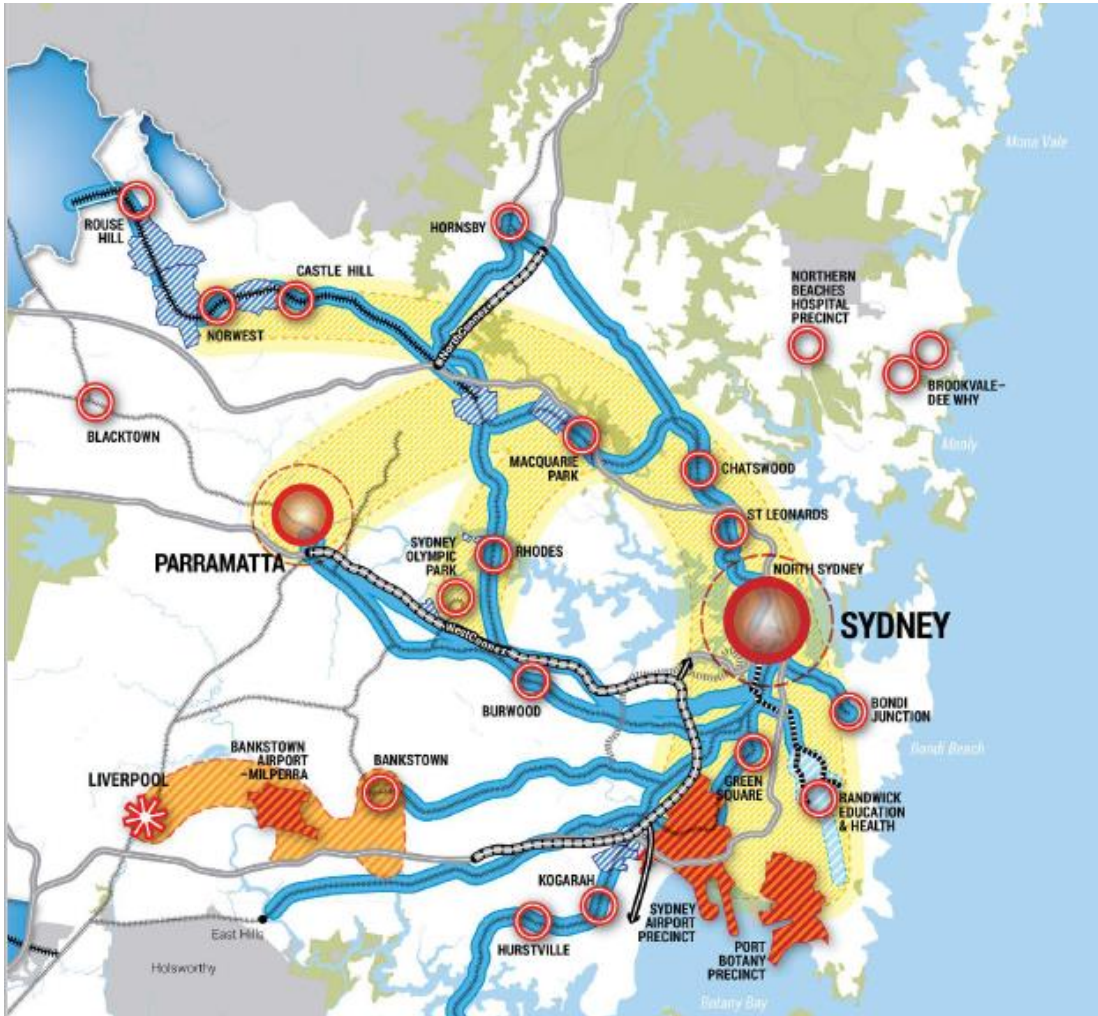
The relevant statutory planning instruments applicable to the subject land and proposal include:

- A Plan for Growing Sydney
- Draft North District Plan
- Campus Masterplan
- Macquarie Park Pedestrian Access and Mobility Plan

The abovementioned instruments are discussed in turn in the sections that follow.

5.1 A PLAN FOR GROWING SYDNEY (METROPOLITAN STRATEGY 2014)

MQU lies within the Macquarie Park Corridor, which features prominently in the NSW Government's 20-year plan for the future of the Sydney Metropolitan Area, *A Plan for Growing Sydney*. Macquarie Park is identified variously as a 'strategic centre', 'suburban office market', 'significant metropolitan health and education precinct', and 'knowledge hub (medical technology)'.



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Figure 15 - A Plan for Growing Sydney – Global Economic Corridor (courtesy of DPE)

Specifically, the following are identified as priorities for the North Sub-region in relation to Macquarie Park:

- *Work with council to retain a commercial core in Macquarie Park for long-term employment growth.*
- *Work with council to concentrate capacity for additional mixed-use development around train stations, including retail, services and housing.*
- *Facilitate delivery of Herring Road, Macquarie Park Priority Precinct, and North Ryde Station Priority Precinct.*
- *Investigate potential future opportunities for housing in areas within walking distance of train stations.*
- ***Support education and health-related land uses and infrastructure around Macquarie University and Macquarie University Private Hospital.***
- *Support the land use requirements of the Medical Technology knowledge hub.*
- *Investigate a potential light rail corridor from Parramatta to Macquarie Park via Carlingford.*
- *Investigate opportunities to deliver a finer-grain road network in Macquarie Park.*
- *Investigate opportunities to improve bus interchange arrangements at train stations*

- *Work with council to improve walking and cycling connections to North Ryde train station.*

5.2 DRAFT NORTH DISTRICT PLAN 2016

The Greater Sydney Commission (GSC) draft District Plans were placed on exhibition in late November, 2016. The Draft North District Plan will form the basis for strategic planning within the North District comprising Ryde, Hornsby, Hunters Hill, Ku-ring-gai, Lane Cove, Northern Beaches, Mosman, North Sydney, and Willoughby.

In recognition of the complex nature of the Macquarie Park Corridor and the range of stakeholders involved in planning and development of the area, the Corridor is identified as a Collaboration Area where a significant productivity, liveability or sustainability outcome is better achieved through the collaboration of different levels of government and in some cases the private sector or landowners.

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Macquarie Park is also identified by the draft District Plan as a 'strategic centre' with a job target range of between 73,000 (baseline target) and 79,000 (higher target) by 2036. This represents growth of an additional 20,500 jobs; the most ambitious target of any centre within the North District. The Macquarie Park strategic centre is identified as one of Metropolitan and Global Sydney's foremost CBDs in terms of jobs, investment, innovation clusters, and GSP/ GDP generation.

Of direct relevance to the proposal is Action P3: Create a sense of place, grow jobs and diversify activity in Macquarie Park which proposes the following planning considerations specific to the precinct (emphasis added):

- *enable additional capacity for commercial floor space to maintain a commercial core*
- *improve urban amenity as the centre transitions from business park to a vibrant commercial centre, including reducing the impact of vehicle movements on pedestrian and cyclist accessibility*
- *deliver a finer grain road network to enhance pedestrian connections and provide new access points*
- *promote excellence in urban design by upgrading public areas*
- *deliver an innovation ecosystem in Macquarie Park, capitalising on the relationship with Macquarie University and nearby high-tech and medical corporations*
- *improve public transport connections to Parramatta and the District's other strategic centres, including the Northern Beaches Hospital.*

In addition, the Draft District Plans outline GSC's ambition for Greater Sydney to be a 30-minute city in which residents can access health, employment, education and centres within 30 minutes of their home. The 30 minute city, it is hoped, will promote healthier lifestyles and community cohesion with improved walking, cycling and transport access to a wider range of services and opportunities. In the context of Macquarie Park this means establishing priorities and mechanisms to achieve a vibrant urban centre with an effective mix of commercial, residential, retail, health and education activities.

5.3 CAMPUS MASTER PLAN 2014

MQU was founded in 1964 with a strong educational philosophy based on the concept of a university adjoining a technology park, closely following the Stanford University model. The original campus master plan by Walter Abraham has been periodically updated in 1983 and 2004 prior to the adoption of the most recent 2014 iteration.

MQU has adopted a Campus Master Plan prepared by Cox Richardson in 2014 to guide future development across the campus. It is noted that the Campus Masterplan carries no statutory force but will likely inform the urban design of the development and its environs in tandem with the Concept Plan.

5.4 MACQUARIE PARK PEDESTRIAN ACCESS AND MOBILITY PLAN

Adopted by Council on 16 July 2013. This Plan provides a framework for developing safe and convenient pedestrian routes and fostering improvements in personal mobility.

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6.0 RELEVANT PLANNING ISSUES TO GUIDE THE SEARS

The Environmental Impact Statement (EIS) for the project will address the full range of relevant environmental planning issues. Consultants are engaged to address relevant known issues and matters. These include:

- Statutory and strategic planning context, including relevant legislation, permissibility and matters of compliance;
- Architectural design (architectural drawings, photomontage, schedule of materials etc.);
- Built form and urban design (height, bulk, scale, connectivity, materials, signage etc);
- Landscape design (planting schedule, external lighting, connections etc.);
- Environmental impact and amenity (views, solar access, privacy, noise etc);
- Environmental impacts upon the proposal, particularly from the rail corridor;
- Environmentally sustainable design (approach, water and energy saving measures etc);
- Transport and access (private & public transport modes, parking etc.);
- Ecological and/or Arboricultural assessment(s);
- Heritage matters (European & Aboriginal heritage and archaeology);
- Stormwater management (drainage, detention, water quality etc.);
- Services and utilities (existing and likely new or augmented connections);
- Building compliance (NCC, fire safety, access);
- Construction Management (noise, traffic, water and air quality etc.);
- Waste management (construction and operation phases);
- Developer contributions, noting the proposal is subject to a Voluntary Planning Agreement executed in February 2013; and
- Evidence of consultation (including Ryde City Council and RMS).

7.0 CONSULTATION

An initial without prejudice meeting with Council planning officers was held at Ryde City Council on 23 March, 2017, during which the project team presented an overview of the project objectives, challenges presented by existing facilities, the concept design, and proposed approval pathway.

During the course of the meeting Council raised no objection to the proposal but highlighted the following matters:

- Potential traffic management issues arising from heavy rail closures during Sydney Metro construction and concurrent construction of approved AMP shopping centre redevelopment;
- Importance of design excellence; and
- Significance of MQU museums as a point of difference for MQU and an asset to the City and the need to provide an appropriate level of access.

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Complete minutes of the meeting are attached at **Appendix D**.

To date MQU has undertaken limited consultation with stakeholders outside of the university-based stakeholders due to the current conceptual level of design resolution. Moving forward, one of the first tasks the Project Manager will undertake is a strong communications plan that engages with all stakeholders, allowing everyone to have input in to the design:

- MQU will consult extensively with both university staff and students as well as the broader community, Council and other stakeholders throughout the design and construction phases of the project.
- Consultation will be facilitated through a number of channels including workshops and online surveys.
- A web site will be established to present the latest information.

8.0 CONCLUSION

On the basis that the Project falls within the requirements of clause 15 of Schedule 1 of the SRD SEPP being *development for the purpose of educational establishments (including associated research facilities) that has a capital investment value of more than \$30 million*, MQU formally requests the Department issue the SEARs for the Project to facilitate the preparation of the EIS to accompany the SSD Application.

We trust that the information detailed in this letter is sufficient to enable the Secretary to issue the SEARs for the preparation of the EIS. Should you have any questions or queries with respect to any of the above information, please don't hesitate to contact me on 8202 8000 or 0437 259 581 or oliver.klein@robertsday.com.au.

RobertsDay
planning.design.place

Yours Sincerely



Oliver Klein
Senior Associate
RobertsDay

Attachments:

- Appendix A – Land owner's consent
- Appendix B - QS Report
- Appendix C - Summary of Enabling Works
- Appendix D - Concept SSD Design Package
- Appendix E - Without Prejudice Meeting with Ryde City Council - Meeting Minutes