



Macquarie University Arts Precinct

*State Significant
Development
Modification Assessment
(SSD 8388 MOD 1)*

September 2018

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Glossary

Abbreviation	Definition
AHD	Australian Height Datum
BCA	Building Code of Australia
CIV	Capital Investment Value
Consent	Development Consent
Council	Ryde City Council
Department	Department of Planning and Environment
EIS	Environmental Impact Statement
EPA	Environment Protection Authority
EP&A Act	<i>Environmental Planning and Assessment Act 1979</i>
EP&A Regulation	Environmental Planning and Assessment Regulation 2000
EPBC Act	<i>Environment Protection and Biodiversity Conservation Act 1999</i>
EPI	Environmental Planning Instrument
ESD	Ecologically Sustainable Development
LEP	Local Environmental Plan
Minister	Minister for Planning
OEH	Office of Environment and Heritage
Planning Secretary	Secretary of the Department of Planning and Environment
RMS	Roads and Maritime Services
RtS	Response to Submissions
SEARs	Secretary's Environmental Assessment Requirements
SEPP	State Environmental Planning Policy
SRD SEPP	<i>State Environmental Planning Policy (State and Regional Development) 2011</i>
SSD	State Significant Development



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1. Introduction

This report provides an assessment of an application to modify the State significant development consent (SSD) for the Macquarie University Arts Precinct Project (MUAPP).

The modification application seeks approval for rearrangement of the mechanical plant throughout the three buildings that comprise the MUAPP, freeing floorspace for a variety of academic spaces and an enlarged rooftop terrace.

The application has been lodged by Oliver Klein on behalf of Macquarie University (MQU - the Applicant) pursuant to section 4.55(1A) of the Environmental Planning and Assessment Act 1979 (EP&A Act).

1.1 Background

The development site is centrally located within the MQU North Ryde Campus, within the Ryde Local Government Area (LGA) (see **Figure 1**).

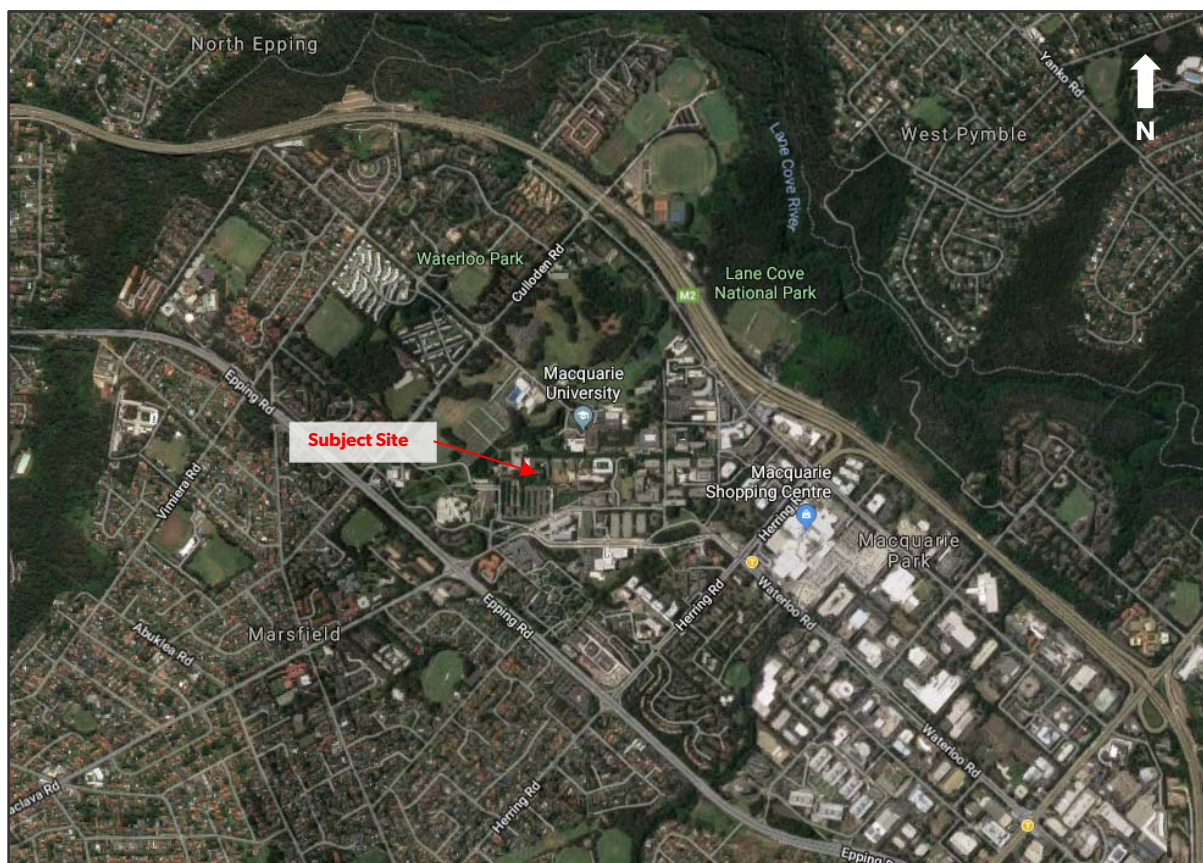


Figure 1 | Site Location

The MQU North Ryde campus located at 192 Balaclava Road, Macquarie Park, is surrounded by a variety of land uses, including: Lane Cove National Park to the north; predominantly low to medium density with some high density residential areas to the south and west; and a major shopping precinct (Macquarie Centre) to the east. The campus is located on 126 hectares and comprises teaching and research spaces, shops, cafes, recreational facilities, banks, a bar, pharmacy, bulk-billed medical clinic, private hospital and other ancillary facilities.

The development site has a total area of 7500sqm and currently accommodates a complex of three three-storey buildings (W6B) and an eight-storey building (W6A), both constructed in 1968 (See Error! Reference source not found.). Between these buildings is an open courtyard and the area immediately to the south has recently been cleared as part of a separate approval from City of Ryde Council (Council).



Figure 2 | Development Site Layout

1.2 Approval History

On 4 May 2018, the Executive Director, Priority Projects Assessments, as delegate of the Minister for Planning, granted SSD approval for the development of an integrated Macquarie University Arts Precinct, comprising:

- refurbishment of existing buildings known as W6A (now known as 25WWB) and W6B (now known as 25WWA)
- erection of a new five-storey building (showcase building - 25WWC)
- atrium spaces connecting to the new building
- associated landscape works.

The approved development is currently under construction.



2. Proposed Modification

The modification application (MOD 1) seeks to modify the development consent as follows:

- demolition of plant rooms on the eastern and western extremities of each floor of 25WWB and transfer of plant to consolidated rooftop plant areas at the eastern and western extremities of the building.
- replanning of newly freed-up space on each floor of 25WWB for a variety of academic, teaching, learning, and functional/ancillary spaces and purposes.
- relocation of plant areas on the 25WWC rooftop to lower level plant room locations in 25WWC and to an enlarged consolidated plant area on the rooftop of the eastern wing of 25WWA directly to the east of 25WWB.
- expansion of the useable rooftop terrace area of 25WWC arising from the newly freed-up space.

Perspective views of the approved and amended development are shown in **Figures 3** and **4** below.



Figure 3 | Approved Northern Perspective



Figure 4 | Proposed Modified Northern Perspective (main changes circled in red)



3. Strategic Context

The development, as modified, continues to be consistent with:

- State and Premiers Priorities to improve education results through the provision of new and improved teaching and education facilities.
- A Metropolis of Three Cities – the Greater Sydney Region Plan, as it seeks to support education land uses around Macquarie University and meet the changing needs of MQU’s Faculty of Arts.
- Greater Sydney Commission’s North District Plan, as it would enhance an existing education facility that would consequently improve connections to foster a networked community.
- Future Transport Strategy 2056 as it would provide improved facilities in a highly accessible location.



4. Statutory Context

4.1 Scope of Modifications

The Department has reviewed the scope of the modification application and considers that the application can be characterised as a modification involving minimal environmental impacts as the proposal:

- would not significantly increase the environmental impacts of the project as approved.
- is substantially the same development as originally approved.
- would not involve any further disturbance outside the already approved disturbance areas for the project.

Therefore, the Department is satisfied the proposed modification is within the scope of section 4.55(1A) of the EP&A Act and does not constitute a new development application. Accordingly, the Department considers that the application should be assessed and determined under section 4.55(1A) of the EP&A Act rather than requiring a new development application to be lodged.

4.2 Consent Authority

The Minister for Planning is the consent authority for the application under section 4.5(a) of the EP&A Act. However, under the Minister's delegation dated 11 October 2017, the Director, Social and Other Infrastructure Assessments, may determine the application as:

- the relevant local council has not made an objection.
- a political disclosure statement has not been made.
- there are no public submissions by way of objection.



5. Engagement

5.1 Department's Engagement

Clause 117(3B) of the Environmental Planning and Assessment Regulation 2000 (EP&A Regulation) specifies that the notification requirements of the EP&A Regulation for section 4.55(1A) applications do not apply to State significant development. Accordingly, the application was not notified or advertised. However, it was made publicly available on the Department's website on 22 August 2018 and was referred to Council for comment.

5.2 Summary of Submissions

A submission was received from Council confirming that it raised no objection to the proposed modifications. No public submissions were received.



6. Assessment

The Department has considered the Applicant's modification application and considers the key issue associated with the proposed changes to be built form and urban design.

6.1 Built Form and Urban Design

The Applicant has detailed that purpose of the modification arises from a detailed analysis of the proposed mechanical services design during the tender process for the project. That process identified that significant reductions in plant floor area requirements were possible with the adoption of a more centralised mechanical services design philosophy. This approach allowed the removal of previously proposed floor by floor plant rooms throughout Building 25WWB, thereby freeing floor area which could then be used to increase the number of Higher Degree Research (HDR) student work points accommodated within the building. The increase in HDR student work points does not result in an increase in campus population, but rather provides work points for students who do not otherwise have designated work space.

The main changes to the external appearance and scale of the approved development are generally confined to:

- the extension of the masonry façades at the eastern and western ends of 25WWB by an additional 1750mm in height, remaining below the previously approved maximum building height.
- the extension of plant area on the roof of 25WWA on its eastern side, directly adjacent to 25WWB.
- extension of the lift overrun in the same general location (see **Figure 4**).

The roof terraces of 25WWC are proposed to be extended into the areas previously occupied by cooling towers, resulting in a 52 per cent increase in the usable outdoor recreation area. Further, the walls which previously surrounded the cooling towers will be deleted, creating a more inviting amenity on the terrace (see **Figure 5**).

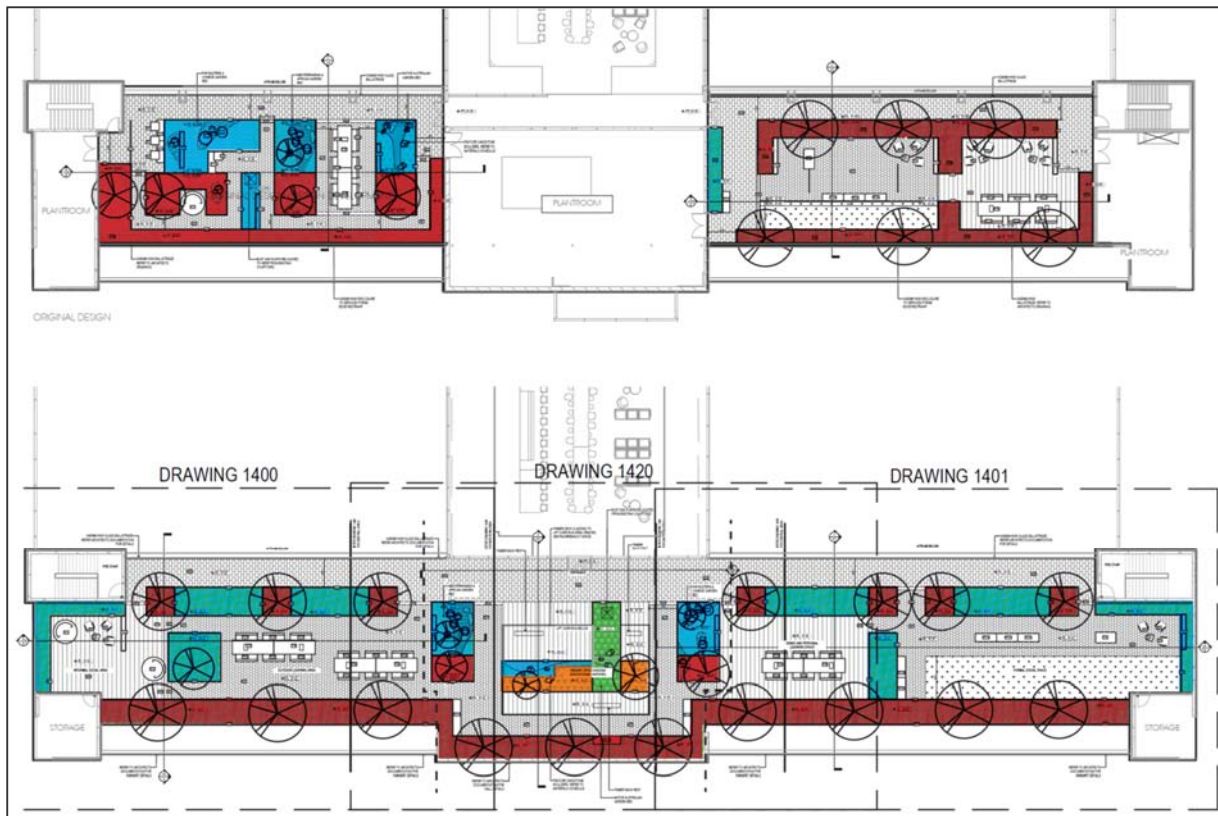


Figure 5 | Comparison of Approved (top) and Proposed (bottom) 25WWC Roof Terrace

The Department referred the proposal to the Government Architect NSW (GANSW) for review. The GANSW was fully supportive of the proposed consolidation and reducing of plant and mechanical servicing for the approved development. The GANSW is satisfied that the proposed changes to building design are minor and do not compromise the integrity of the original endorsed design.

The Department is satisfied that the modifications will not result in any additional adverse environmental or amenity impacts. Conversely, the amenity offered to users of the approved buildings will improve in quality due to the increase in roof terrace area on 25WWC. A number of new study spaces for students will also be made available with the buildings.

Whilst minor changes to the height of the eastern and western ends of building 25WWB are proposed (increase of 1750mm), new bulk is limited to the lower areas of the collective of buildings on the rooftop of 25WWA, adjacent to the eastern side of 25WWB. No significant increase in overshadowing of significant areas of campus open space will occur as a consequence of the modified development.



7. *Evaluation*

The Department has reviewed the proposed modification and assessed the merits of the modified proposal, and all environmental issues associated with the proposal have been thoroughly addressed.

The Department's assessment concludes that the built form of the proposal is appropriate for the surrounding locality. The Department's original conditions of consent would ensure that the construction and future operation of the precinct would maintain the environmental amenity of the surrounding area.

The Department considers that the application is consistent with the objects of the EP&A Act, State priorities and A Metropolis of Three Cities - The Greater Sydney Plan. The Department is also satisfied that the proposal would provide a significant public benefit through the provision of improved educational opportunities for the people of NSW.

The Department concludes the impacts of the proposed modification are acceptable. Consequently, the Department considers the development is in the public interest and the modification application should be approved.



8. Recommendation

It is recommended that the Director, Social and Other Infrastructure Assessments, as delegate of the Minister for Planning:

- **considers** the findings and recommendations of this report.
- **determines** that the application SSD 8388 MOD 1 falls within the scope of section 4.55(1A) of the EP&A Act.
- **forms the opinion** under section 7.17(c) of the *Biodiversity Conservation Act 2016* that a biodiversity development assessment report is not required to be submitted with this application as the modification will not increase the impact on biodiversity values of the site.
- **accepts and adopts** all of the findings and recommendations in this report as the reasons for making the decision to grant approval to the application.
- **modify** the consent SSD 8388.
- **signs** the attached approval of the modification (**Appendix C**).

Recommended by:

David Gibson

Team Leader

Social Infrastructure Assessments



9. Determination

The recommendation is: **Adopted by:**

27/9/2018

Karen Harragon

Director

Social and Other Infrastructure Assessments



Appendices

Appendix A – List of Documents

http://majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=9553

Appendix B – Statement of Environmental Effects/ Environmental Assessment

http://majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=9553

Appendix C – Instrument of Approval