

13 September 2017

17336

Carolyn McNally
Secretary
NSW Department of Planning and Environment
GPO Box 39 SYDNEY NSW 2000

Dear Ms McNally,

**REQUEST FOR SECRETARY'S ENVIRONMENTAL ASSESSMENT
REQUIREMENTS
MACQUARIE UNIVERSITY CENTRAL COURTYARD PRECINCT**

We write on behalf of Macquarie University (MU), who is proposing to develop the Macquarie University Central Courtyard (MUCC) precinct for a mixed use development comprising education and student accommodation uses.

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)*, MU requests the issuance of Secretary's Environmental Assessment Requirements (SEARs) for the above proposal.

The proposed development has a capital investment value (CIV) in excess of \$30 million for its education component. As such, the development qualifies as State Significant Development (SSD) for the purposes of the *Environmental Planning and Assessment Act 1979 (EP&A Act)*. The student accommodation component of the development is also SSD under Clause 8(2)(a) of the SRD SEPP as it forms part of the proposal which comprises a single, integrated development with significant physical and functional links between the education and accommodation uses. Preliminary correspondence was issued to the Department of Planning and Environment (DPE) via email on 28 August 2017, describing the proposal and the proposed planning pathway. Following receipt of this correspondence, DPE has advised MU to submit a formal SEARs request.

To support the request for SEARs, this letter provides an overview of the proposed development, sets out the statutory context and identifies the key likely environmental and planning issues associated with the proposal. Also enclosed are concept plans of the proposal (**Attachment A**), prepared by Architectus, along with a Quantity Surveyors letter (**Attachment B**), prepared by WT Partnership, confirming that the CIV for the education uses are above the SSD thresholds.

1.0 The Site

The Macquarie University campus is set in 126 hectares of parkland and is located 15km to the north-west of the Sydney CBD, at the western end of the Macquarie Park Corridor. To the north of the main University campus is the M2 Motorway with the Lane Cove River and National Park beyond. Areas to the south and west of the campus are largely residential. The Macquarie Shopping Centre is located immediately east of the campus, across Herring Road, with the majority of the Macquarie Park Corridor further to the south-east.

The MUCC precinct is situated in the centre of the University campus. The site currently contains Buildings C9A and C10A (the Student Hub), which are subject to a separate demolition DA to City of Ryde Council, Buildings C8A and C7A and the landscaped Central Courtyard. The MUCC precinct is a key component of the University campus. **Figure 1** shows the location of the MUCC site within the context of the University campus.

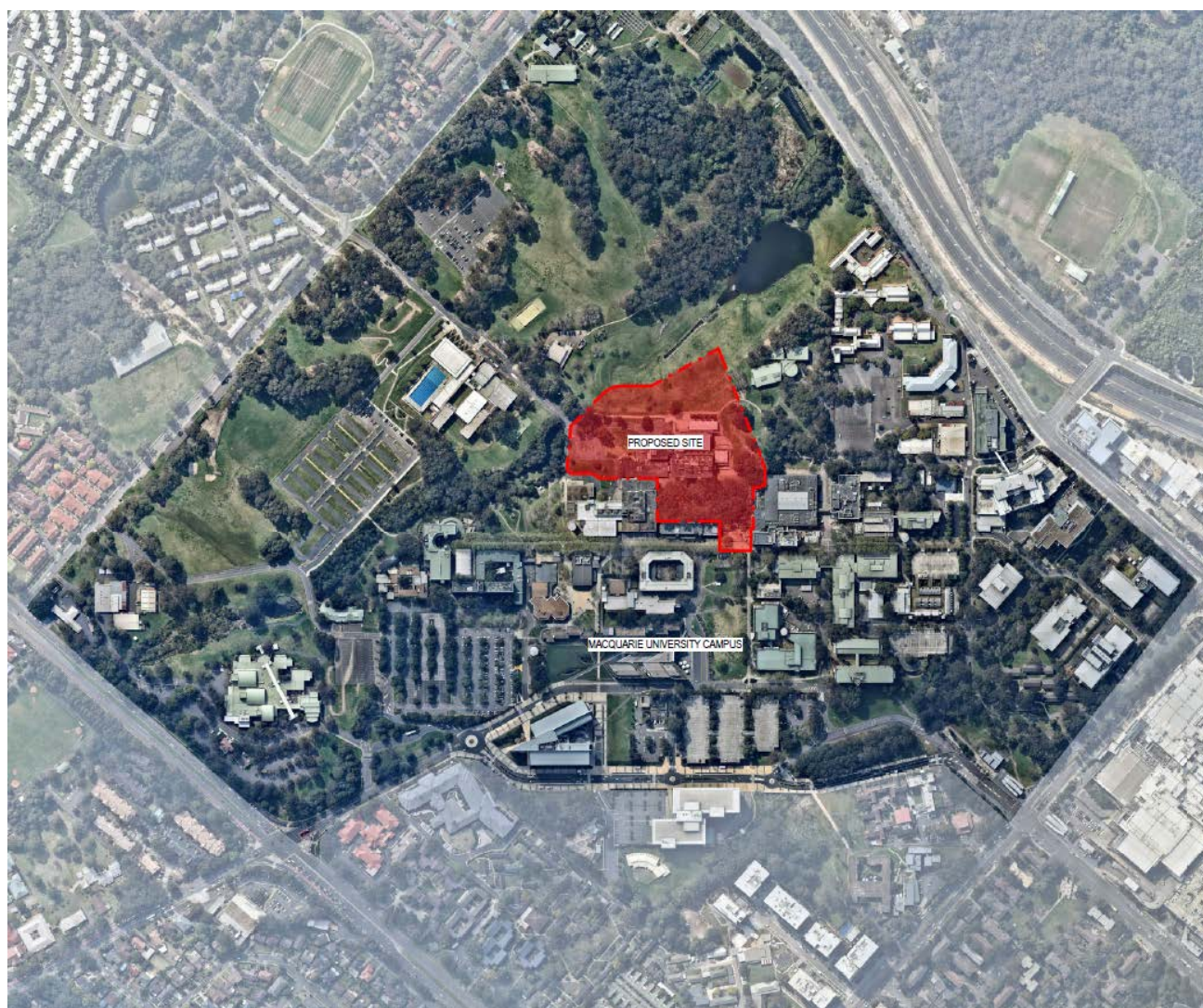


Figure 1 - Location of the site

2.0 Background

MU is a teaching and research institution of international, national and state significance. It is ranked among the top two per cent of universities in the world and holds a 5-star QS rating. MU is renowned for its innovative research and its commercial partnerships, with more than 100 leading companies located on campus or in the surrounding Macquarie Park high-tech precinct.

The University was founded in 1964 and has since grown into a large research university with over 30,000 students and 3,000 staff. More than \$1 billion has recently been invested in MU facilities and infrastructure to ensure students and staff can thrive in an inspiring and technologically advanced learning environment.

In March 2014, MU adopted the 'Macquarie University campus Master Plan 2014'. The Master Plan builds on the approved MU Concept Plan 2009 and sets out the physical framework to accommodate the University's predicted needs, while ensuring flexibility into the future and enhancing the existing qualities of the University's campus. Ongoing changes in teaching methodologies, new course opportunities, a desire to increase industry engagement, engaging student housing in the core to promote 24 hour activation of the campus and the potential for commercial opportunities on the campus were all key considerations in the development of the Master Plan.

3.0 Macquarie University Central Courtyard Precinct Project

In accordance with the Master Plan, MU has identified the need to redevelop the Central Courtyard precinct for the purpose of academic teaching and learning spaces, student accommodation and other facilities. The mixed-use approach will contribute to the holistic student campus living experience and supports the concept of a 'living campus'. The overall proposal comprises:

- Redevelopment of the Student Hub (Building C10A) for a range of academic uses including formal and informal learning and teaching spaces, food and beverage and retail spaces, a graduation hall and a student bar with a total GFA of approximately 25,000sqm.
- Construction of five student accommodation buildings (R1 – R5) with approximately 1,000 beds and a GFA of approximately 30,000sqm. The buildings will also contain formal and informal tutorial spaces, computer labs, academic meeting spaces, end of journey facilities, precinct plant and shared entry lobbies which provide access to these campus-wide facilities.
- A shared multi-level basement containing loading, waste collection and plant for Buildings C10A, R1, R2, R3, R4 and R5 (i.e. the whole MUCC precinct).
- Redevelopment of the Central Courtyard.

In coordination with the MUCC Project, MU will concurrently undertake services upgrades and civil works around Mars Creek. These works will be undertaken as development without consent, in accordance with Part 5 of the EP&A Act.

This request for SEARs relates only to Building C10A, R1, R2 and the Central Courtyard components of the MUCC Project, as outlined in **Section 3.1** below. The remaining buildings will form part of a future, separate application.

3.1 Scope of Works for SSD DA

In accordance with the Master Plan, MU has identified the opportunity to move student accommodation to the heart of the campus, and the desire to retain the MUCC as a key focus of the civic and administrative functions, with active edges for retail, food and beverage uses.

MU is seeking to secure development consent for the first phase of the MUCC precinct redevelopment. Consent is sought for redevelopment of Building C10A, construction of two student accommodation buildings (R1 and R2) and redevelopment of the landscaped Central Courtyard. The proposal comprises:

- Construction of a new, multi-storey (including double height basement and ground floors, and rooftop plant) Student Hub (known as 1 Central Courtyard) in place of existing Building C10A, with ancillary retail uses. This building will comprise approximately 14,000m² of additional GFA.
- Construction of two student accommodation buildings (Building R1 and R2) with heights of 5 and 7 storeys respectively, both above a double height ground floor, to provide approximately 340 student beds and integrated academic uses.
- Redevelopment of the landscaped Central Courtyard.
- Construction of a shared basement including plant, loading and waste management facilities, end of trip facilities and accessible parking.
- Installation of a new substation.
- Installation of utilities and services to accommodate the proposed development.
- Tree removal and landscaping.

3.2 Integration of Uses

The proposed development comprises a Student Hub (1 Central Courtyard), with formal and informal teaching and learning spaces as well as retail uses. Student accommodation will be located across two buildings, which will also accommodate informal learning spaces. These buildings will share a basement, providing accessible and services car parking, end-of-trip facilities, plant and common access to the buildings. The Central Courtyard will be upgraded to provide landscaping and additional seating areas for the benefit of students and staff using the academic facilities and accommodation.

Figures 2, 3 and 4 indicate the location of each of the land uses within the development. As can be seen in these graphics, the scheme is a single, integrated development, with the two land uses incorporated into a consolidated design. Under Clause 8(2)(a) of the SRD SEPP, where a proposal comprises development that is only partly SSD, the remainder of the development is also declared to be SSD where the SSD and remaining components are sufficiently related. Clause 8(2)(a) has been applied to a number of other mixed-use developments, including MU's development at 2 University

Avenue, The University of Sydney's Regent Mixed Use Development (SSD 7417) and 201 Elizabeth Street, Sydney (SSD 8105). As demonstrated below, the proposed development is for an integrated mixed-used development with significant physical and functional links between the various uses. In accordance with Clause 8(2)(a) of the SRD SEPP, the uses are 'sufficiently related' and cannot be separated or assessed independently of each other.

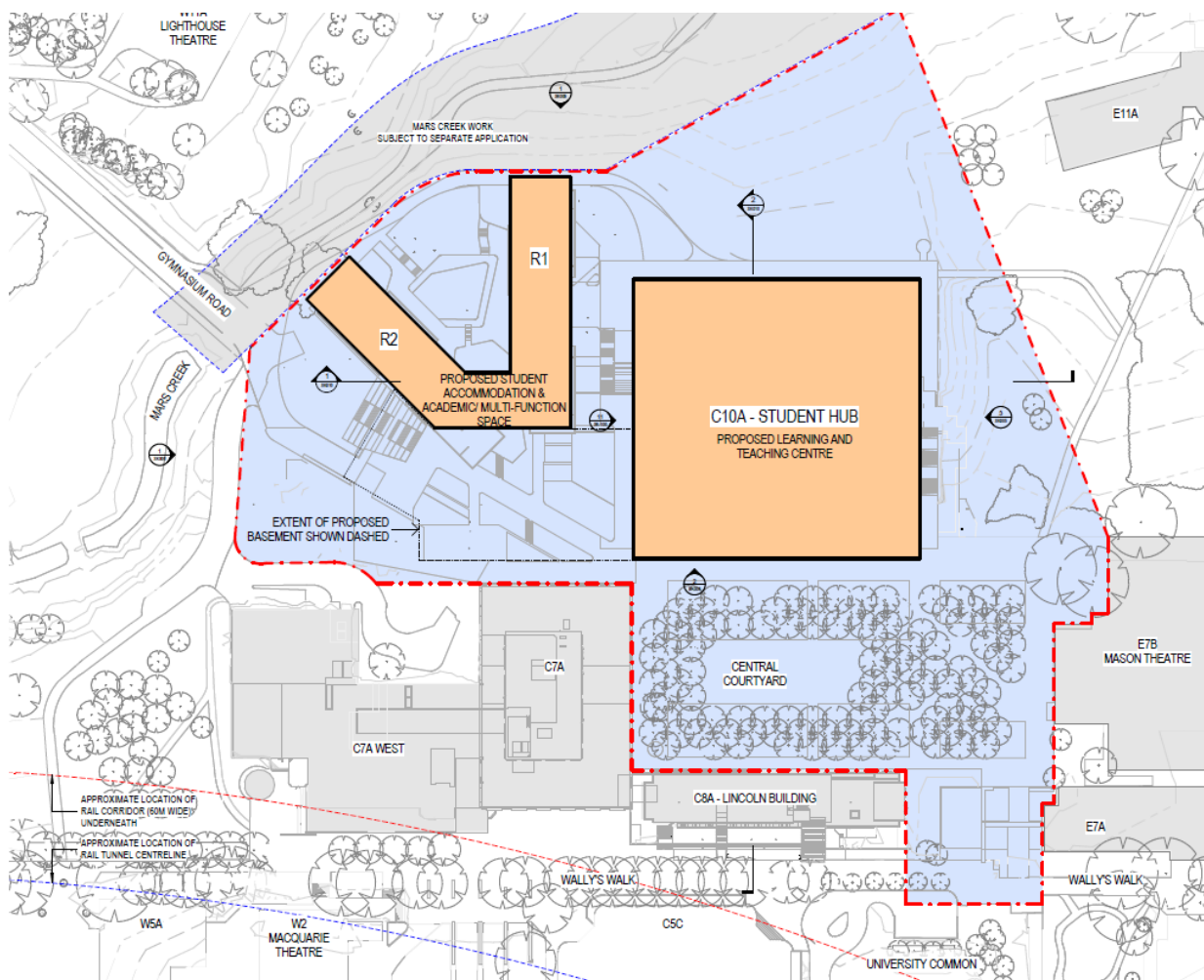


Figure 2- Site plan of MUCC precinct

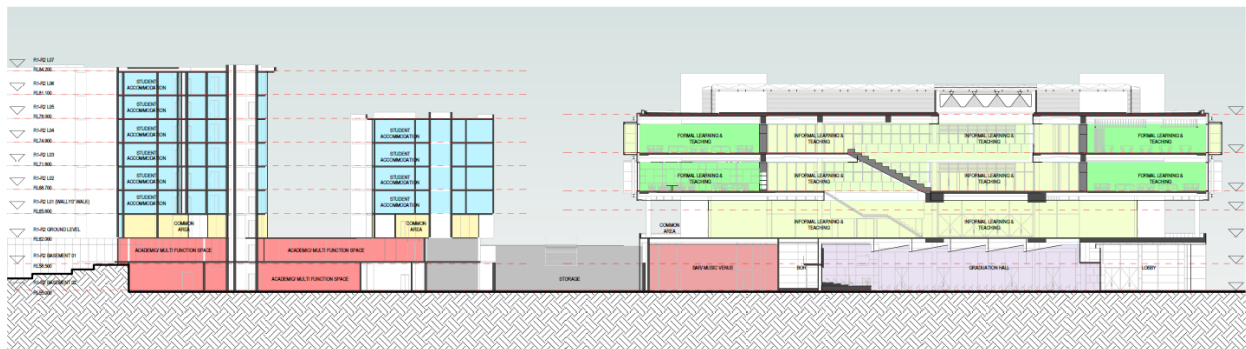


Figure 3- Section of MUCC precinct, showing relationship between Student Hub and student accommodation

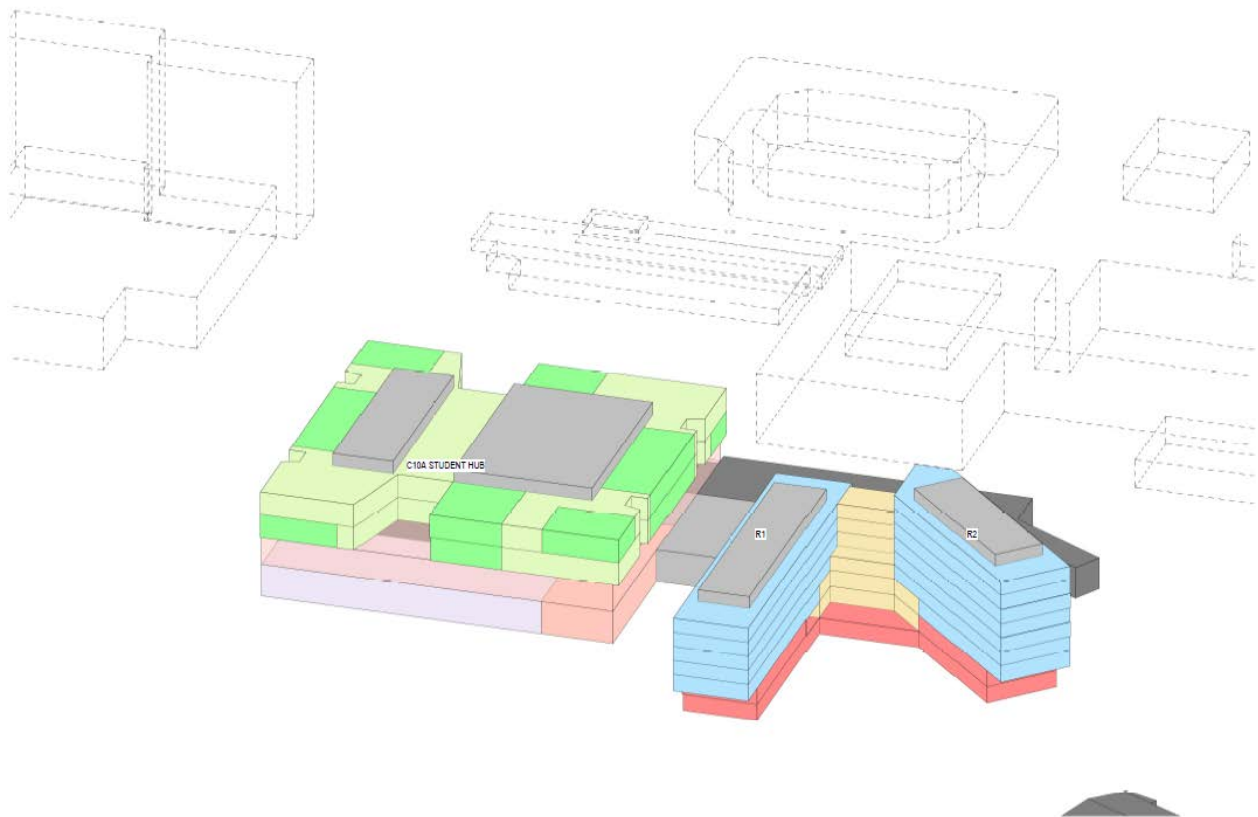


Figure 4- Massing diagram showing interrelationship between uses

A key design principle of the MUCC is the synergy between functions that are both reliant and complementary to each other. As a result, the composition, layout and interrelationships between the land uses have been carefully considered to form an integrated development – ‘the living campus’. Specifically, the uses comprising the development are intrinsically linked through the following functional relationships:

- The University is seeking to revitalise and activate the centre of the campus, around the Central Courtyard. The co-location and integration of student accommodation and academic uses is key to the success of this model and the creation of a living, 24 hour campus. This represents a departure from the historical model of quarantining student accommodation to standalone developments in isolated parts of the campus.
- The student accommodation component of the development will be owned by MU and will only be available to MU students. The student accommodation will not be sold to an external operator. The University's role in operating the student accommodation will ensure that relationships with the University's functions are maintained.
- The informal learning and teaching uses throughout the MUCC precinct will be utilised by students living in the student accommodation buildings, as well as MU students more broadly.
- The retail uses proposed throughout the MUCC precinct will be supported by the presence of the student accommodation buildings.

In addition to these functional relationships, the education and student accommodation components of the development are linked by the following physical relationships:

- A common basement, which will provide accessible and services parking, plant, loading and waste management facilities for the entire MUCC precinct – both student accommodation and academic uses.
- The lower levels of the student accommodation buildings will accommodate formal and informal learning and teaching spaces, computer labs and academic meeting spaces which will link the Student Hub and provide services for all MU students. Shared lifts will provide access to the teaching spaces and student accommodation uses to facilitate physical and functional synergies.

Due to the physical relationships between the key elements of the proposal, they could not be considered in isolation.

In addition to these functional and physical relationships, there are several matters which should be considered when determining the appropriate pathway for the MUCC project, which demonstrate that the overall development is of State significance. Whilst the student accommodation may not qualify as SSD in its own right, it is a key component of the University's operation and is consistent with the key objectives of the MU Concept Plan, as follows:

- The proposal will assist in the delivery of the additional 3,420 student beds envisioned under the Concept Plan, in accordance with the Concept Plan approval. The University's existing student housing stock does not meet the growing demand for student accommodation on the campus.
- The student accommodation uses will support the academic and retail facilities proposed in the MUCC.
- The student accommodation will be owned by MU, and so will continue to be integrated with the operation and academic functions of the University.
- The proposal seeks to realise the University's vision for a 24 hour campus, by bringing student accommodation into the centre of the campus. This move is also consistent with the recent

rezoning of the campus to B4 Mixed Use, which recognises the changing nature of universities and the growing trend to incorporate student accommodation into mixed-used developments.

- The integrated built form of both the basement and student accommodation above provides a significantly improved entry to the University when approached from Gymnasium Road. Separating the uses would adversely affect this.

Finally, the assessment of the MUCC project as a consolidated SSD application would result in the following indirect benefits:

- The academic component of the development must be assessed as SSD. Separating the two components would result in time and cost inefficiencies for the University, and would delay the delivery of this key piece of University infrastructure.
- Having a single consent authority assess the whole development would ensure a consistent assessment of the application.
- The two components of the development are programmed to be constructed concurrently. Separating the assessment of the academic and student accommodation components would jeopardise this approach.

3.3 Cost of Works

A cost estimate for each component of the development is appended to this SEARs request. With a capital investment value (CIV) of approximately \$295 million, the educational component qualifies as SSD pursuant to Schedule 1 of the SRD SEPP and well exceeds the \$30 million threshold for an “educational establishment”. The student accommodation component of the development is approximately \$95 million.

4.0 Statutory and Strategic Planning Context

The following are the key relevant legislation and environmental planning instruments that will apply to the proposed development:

- *Environmental Planning and Assessment Act 1979.*
- *State Environmental Planning Policy (State and Regional Development) 2011.*
- Macquarie University Concept Plan and associated Design Excellence Strategy and Urban Design Guidelines.
- *Ryde Local Environmental Plan 2014.*
- A Plan for Growing Sydney.
- Towards Our Greater Sydney 2056.
- Draft North District Plan.

4.1 Environmental Planning and Assessment Act 1979

The *Environmental Planning and Assessment Act 1979* (EP&A Act) establishes the assessment framework for State Significant Development. Under Section 89D of the EP&A Act, the Minister for Planning is the consent authority for State Significant Development. Section 78A(8A) requires that a development application for SSD is to be accompanied by an Environmental Impact Statement (EIS). This request for SEARs will inform the requirements of the EIS.

4.2 State Environmental Planning Policy (State and Regional Development) 2011

The *State Environmental Planning Policy (State and Regional Development) 2011* (SRD SEPP) identifies development which is declared to be State Significant.

Under Schedule 1 of SEPP SRD, education establishments with a CIV of over \$30 million are considered SSD for the purposes of the EP&A Act. As demonstrated at Section 3.3 above, the education use meets the applicable threshold to be SSD.

There is a view that student accommodation does not qualify as a SSD in its own right, however, under Clause 8(2)(a) of the SRD SEPP, where a proposal comprises development that is only partly SSD, the remainder of the development is also declared to be SSD where the SSD and remaining components are sufficiently related. As demonstrated in Section 3.0 above, the proposed development is for a fully integrated development with significant physical and functional links between the education and student accommodated uses.

4.3 Macquarie University Concept Plan

In August 2009, the then-Minister for Planning approved the MU Concept Plan under Part 3A of the EP&A Act. The Concept Plan provided concept approval for the following development:

- The provision of an additional 400,000m² of commercial GFA and associated parking outside of the Academic Core.
- The provision of an additional 61,200m² of academic GFA within the Academic Core.
- The provision of an additional 3,450 beds within the University Housing Precincts for University purposes only.
- Infrastructure upgrades and improvements to the road network as required.
- Rationalisation of University car parking locations.

As the Department is aware, the University's State Significant Site (SSS) listing under Schedule 3 Part 21 of *State Environmental Planning Policy (Major Development) 2005 – Macquarie University Site* (now referred to as the State Significant Precincts SEPP) was repealed in October 2015. Whilst the SSS listing no longer applies, the MU Concept Plan will continue to apply and, together with the Design Excellence Strategy and Urban Design Guideline, will provide the framework for development within the campus.

The MUCC precinct is located in Precinct A, the Academic Core. Under the Concept Plan, the objectives for Precinct A are to:

- Strengthen the role and function of the Core as the heart of the campus.
- Accommodate an increase in student population through the consolidation and remodelling of the Core.
- Protect and enhance the passive open space and environmental qualities of the northern portion of the Core.
- Enhance the amenity of the Core for students and academic staff.

The buildings the subject of the proposed SSD are identified as Lots A16 and A17 and detailed built form controls are contained in the Design Excellence Strategy and Urban Design Guidelines.

The University has recently submitted a Section 75W Modification Application (MP06_0016 MOD 1) to modify the Concept Plan. The primary purpose of the modification is to align the Concept Plan with the height and floor space standards provided under the *Ryde Local Environmental Plan 2014* (Ryde LEP).

Whilst the proposal is not reliant on the Concept Plan Modification for height or floor space, it is related to the Concept Plan Modification insofar as it seeks to locate student accommodation in Precinct A rather than Precinct B. Locating student accommodation in the MUCC precinct will foster the creation of a 'living campus' and is consistent with MU's vision for the future of the campus. The Design Excellence Strategy and Urban Design Guidelines have been updated and submitted with the Concept Plan Modification, reflecting the scale and location of the proposed buildings. The EIS will demonstrate consistency with the Concept Plan and associated Design Excellence Strategy and Urban Design Guidelines.

4.4 Ryde Local Environmental Plan 2014

Under the Ryde LEP, the development site is zoned B4 Mixed Use. The proposed development is permitted under these provisions as it comprises an educational establishment and uses ancillary to an educational establishment.

There are no height or floor space controls in this part of the University campus under Ryde LEP.

4.5 A Plan for Growing Sydney

The proposal aligns with a number of key directions and actions outlined within the strategic plan for Sydney. In particular:

- Macquarie Park is identified as a Strategic Centre with a goal of supporting education and health-related land uses and infrastructure around Macquarie University and Macquarie University Hospital.
- Direction 1.6: Expand the Global Economic Corridor, which runs through the site and extends from Macquarie Park through the Sydney CBD to Port Botany and Sydney Airport. The proposal

will strengthen the reputation of Macquarie University, which will assist with ongoing research and industry partnerships.

- Direction 1.10: plan for education and health services to meet Sydney's growing needs. The proposal will ensure world-class teaching facilities are provided to meet the increasing demand for high quality tertiary education, as well as high quality student accommodation to support students.

The EIS will demonstrate that the proposal will continue to support Macquarie Park's reputation as a strategic centre and provide education facilities to meet Sydney's growing needs.

4.6 Towards Our Greater Sydney 2056

Towards Our Greater Sydney 2056 is a draft amendment to update *A Plan for Growing Sydney* and was released in November 2016. The primary aim of the amendment is to reconceptualise Greater Sydney as a metropolis of three cities. The draft amendment is focussed on three key priorities of "A Productive Greater Sydney", "A Liveable Greater Sydney" and "A Sustainable Greater Sydney". The proposal is consistent with these strategic priorities, as it will assist with the delivery of high quality education facilities and student accommodation to strengthen the reputation of Macquarie University.

4.7 Draft North District Plan

Draft district plans were released in November 2016 and form the link between the overarching *A Plan for Growing Sydney* and Council's LEP's. The draft District Plan reaffirms the University's prominent role in the Macquarie University Station Priority Precinct and the proposal is consistent with the strategy of clustering suitable, high-quality education services with adjacent lands and ancillary uses.

The draft Plan identifies Macquarie Park as a Collaboration Area. Collaboration Areas are identified as areas where a significant productivity, liveability or sustainability outcome is achieved through the collaboration of different levels of government, and in some cases, the private sector or landowners. The draft Plan seeks to '*create a sense of place, grow jobs and diversify activity in Macquarie Park*' and the Macquarie Park Collaboration Area will give consideration to increasing commercial floor space, improving urban amenity, improving public transport connections and capitalising on the relationship with Macquarie University and nearby high-tech and medical corporations.

The proposal will support the objectives of the Macquarie Park Collaboration Area, further improving the facilities the University has to offer and strengthening its reputation.

4.8 Other Planning Policies

In addition to the above, the following environmental planning instruments apply to the site and will need to be considered as part of the SSD application:

- *State Environmental Planning Policy No. 55 – Remediation of Land.*
- *State Environmental Planning Policy (Infrastructure) 2007.*

5.0 Preliminary Impact Identification and Risk Assessment

The impacts and risks associate with the proposal are summarised below.

5.1 Urban Design and Built Form

The EIS will address the height, density, bulk and scale of the proposed development in the context of the University campus and will demonstrate how the proposal integrates with the local environment and the desired future character of the area. The EIS will also address how the form, layout and siting of the building achieves optimal design and amenity outcomes. The proposed built form will be assessed against the Concept Plan (as modified).

5.2 Environmental Amenity

The EIS will detail amenity impacts including solar access, acoustic impacts, visual privacy, view loss and overshadowing. The proposal has been carefully planned with regard for the surrounding University campus to ensure a high level of amenity is maintained for all students and staff.

5.3 Ecologically Sustainable Development

Sustainability principles have been an integral consideration for the campus since the University's conception and MU has an ongoing commitment to incorporating sustainability into its actions and practices as part of its responsibility to the community and the environment, as well as promoting a healthy workplace and campus for staff and students. All new developments are to meet the Macquarie University Sustainable Development Policy and as such the proposal will demonstrate consistency with the sustainability objectives and requirements of the guidelines.

5.4 Traffic, Transport and Access

The traffic and parking implications of development on the MU campus were considered as part of the Concept Plan approval and Herring Road Priority Precinct (now Macquarie University Station Precinct). A further traffic and parking assessment will be prepared by a specialist traffic consultant and submitted with the EIS. The report will assess the access arrangements and the design and operation of the proposed basement parking noting that only accessible and executive parking as well as set down zones will be provided.

5.5 Mars Creek Corridor

Mars Creek flows to the north-west of the site and is subject to flooding. Flood mitigation works will be carried out as part of the development without consent application, which will be submitted to MU for authorisation either prior to, or with, the EIS. Flood mitigation works will ensure the development is not impacted by the 1:100 year or PMF events. These works will also ensure that the corridor will be reinforced as a key open space corridor and pedestrian link. Further details will be provided in the EIS.

5.6 Heritage

A heritage report will be prepared to assess the proposal's impact on the heritage item located on the MU campus.

5.7 Geotechnical / Site Contamination

Geotechnical and contamination reports will be prepared to assess the site's subsurface conditions and to determine the suitability of the site for the proposed development. The report will detail any engineering measures required for the construction of the proposed development.

5.8 Construction and Operational Impacts

The EIS will address and consider the construction and operation impacts of or on:

- Noise and vibration.
- Soil, groundwater and geotechnical attributes of the site and environs.
- Access, parking and traffic.
- Stormwater and air-borne pollutant control.
- Servicing and infrastructure for the development.

5.9 Contributions

Contributions payable for the student accommodation component in accordance with the Macquarie University Voluntary Planning Agreement will be detailed in the EIS.

6.0 Consultation

In preparing the EIS, it is expected that the proponent will undertake consultation with the following:

- City of Ryde Council.
- Transport for NSW.
- Roads and Maritime Services.
- Surrounding landholders and the community.

7.0 Conclusion

On the basis that the proposed education and student accommodation uses comprise a single, integrated mixed use development and falls within the requirements of Schedule 1 of the SRD SEPP, MU formally requests that the Department issue the SEARs for the project to facilitate the preparation of the EIS to accompany the DA.

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 queries about this matter, please do not hesitate to contact me on 9409 4953 or ktudehope@ethosurban.com

Yours sincerely,

A handwritten signature in blue ink, appearing to read 'K. Tudehope'.

Kate Tudehope

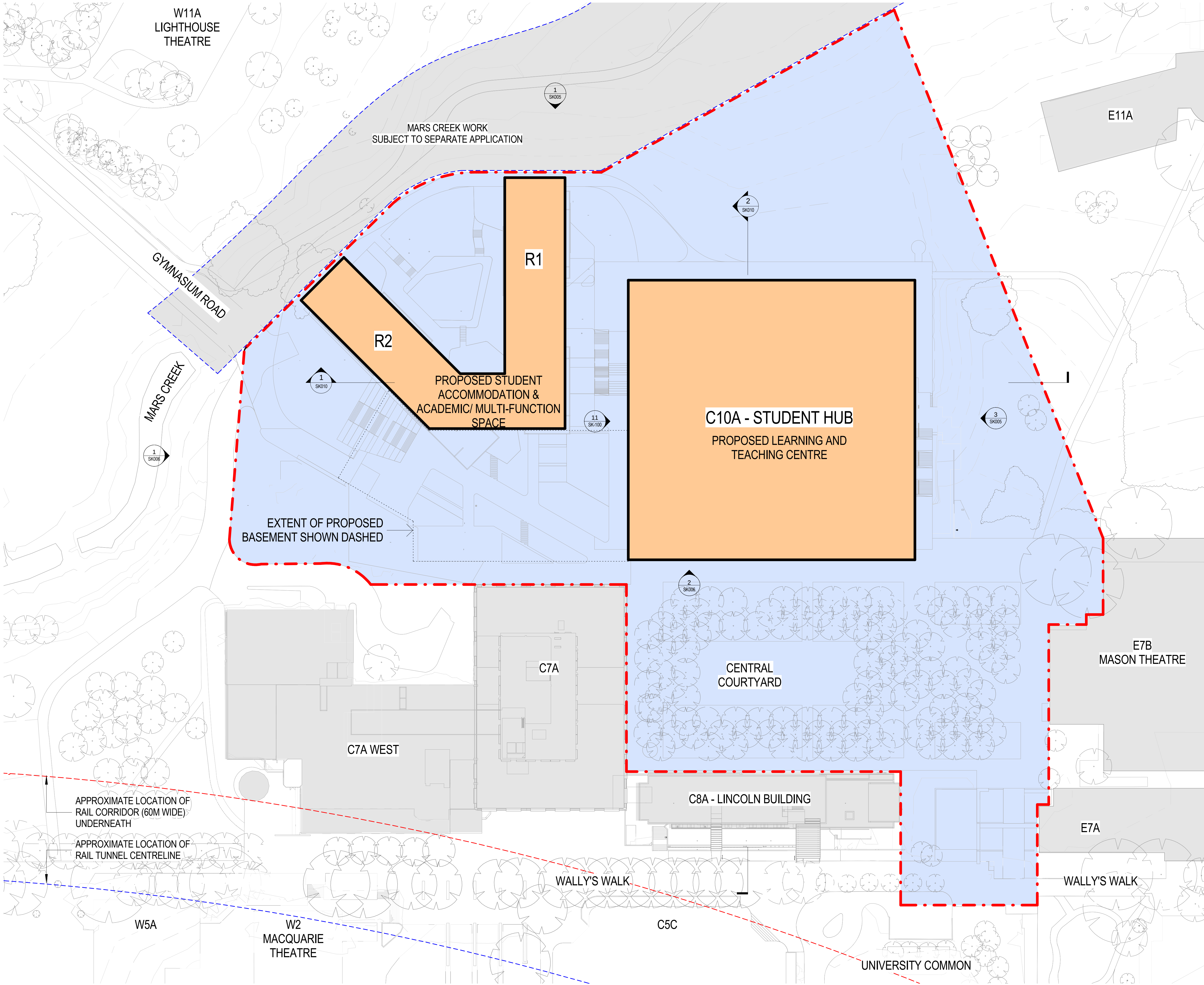
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Concept Plans

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issue	amendment	date
A	SEARS SUBMISSION	05.06.2017
B	SEARS SUBMISSION	07.06.2017
C	SEARS SUBMISSION	06.07.2017
D	SEARS SUBMISSION	03.08.2017

LEGEND

- APPROXIMATE EXTENT OF PROPOSED WORK
- PROPOSED LANDSCAPE WORK
- PROPOSED BUILDING WORK
- MARS CREEK WORK SUBJECT TO SEPARATE APPLICATION
- EXISTING BUILDING

*PROPOSED LANDSCAPE SHOWN INDICATIVELY.
DETAIL TO BE CONFIRMED

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project

Macquarie University Central Courtyard

drawing

SEARS Application - Site Plan

drawing no.

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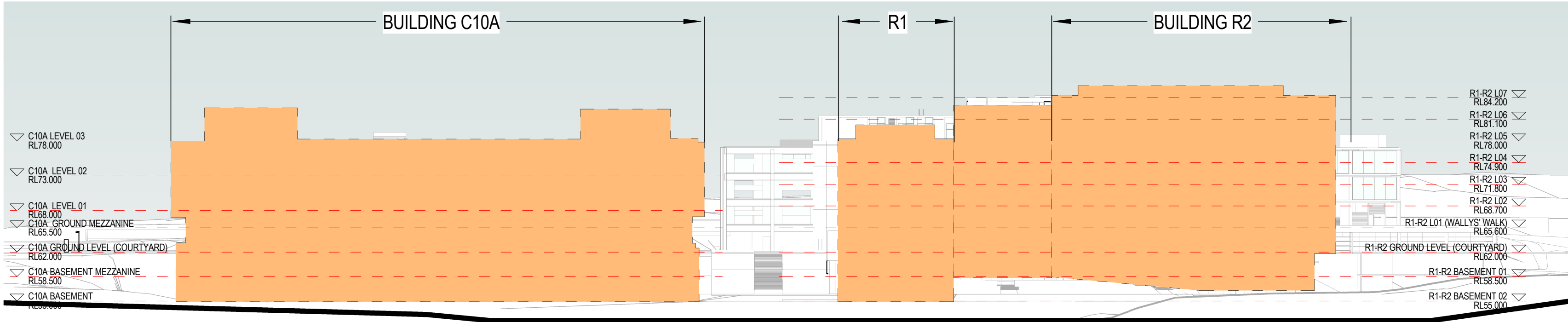
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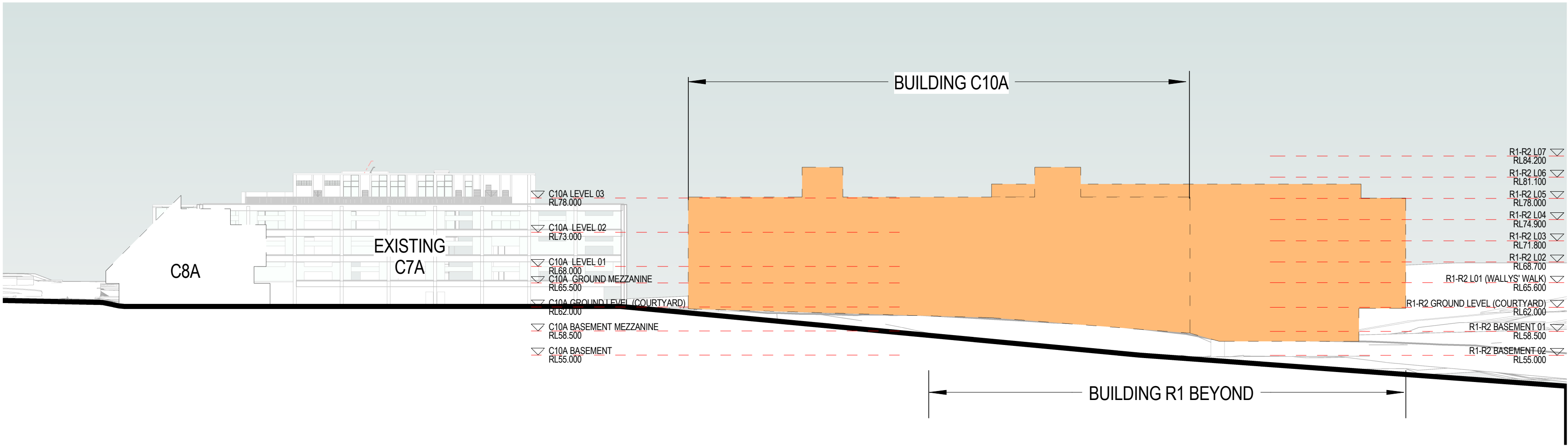
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A	SEARS SUBMISSION	05.06.2017
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1 North Elevation
SCALE: 1 : 500



3 East Elevation
SCALE: 1 : 500

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project

**Macquarie University Central
Courtyard**

drawing

SEARS Application - Site Elevations

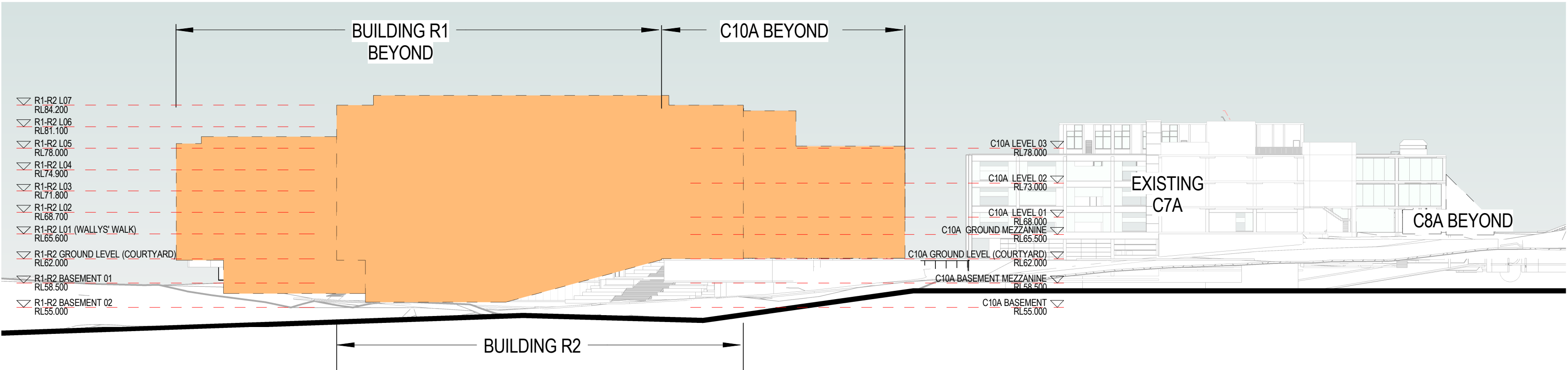
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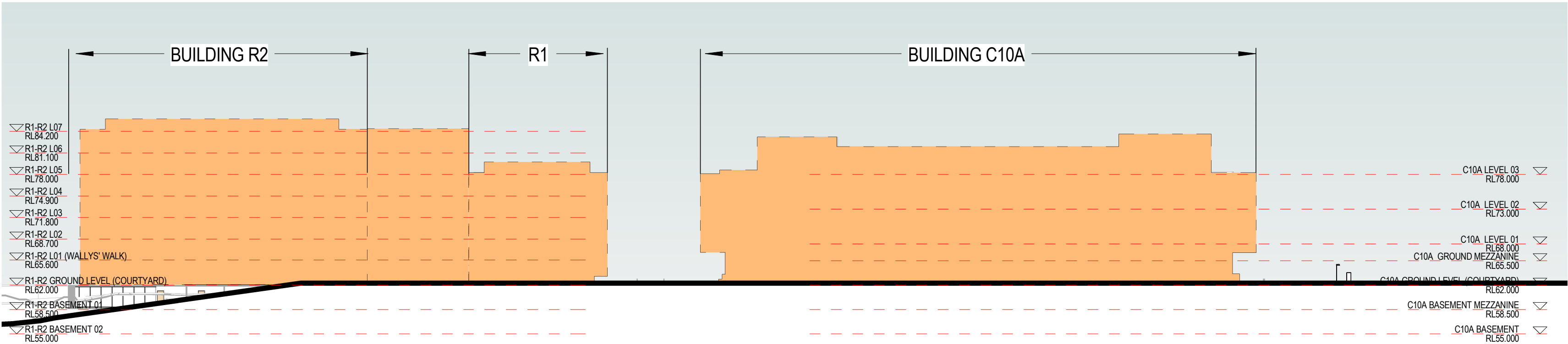
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B	SEARS SUBMISSION	06.07.2017
C	SEARS SUBMISSION	03.08.2017



1 West Elevation
SK001 SCALE: 1:500



2 South Elevation
SK001 SCALE: 1:500

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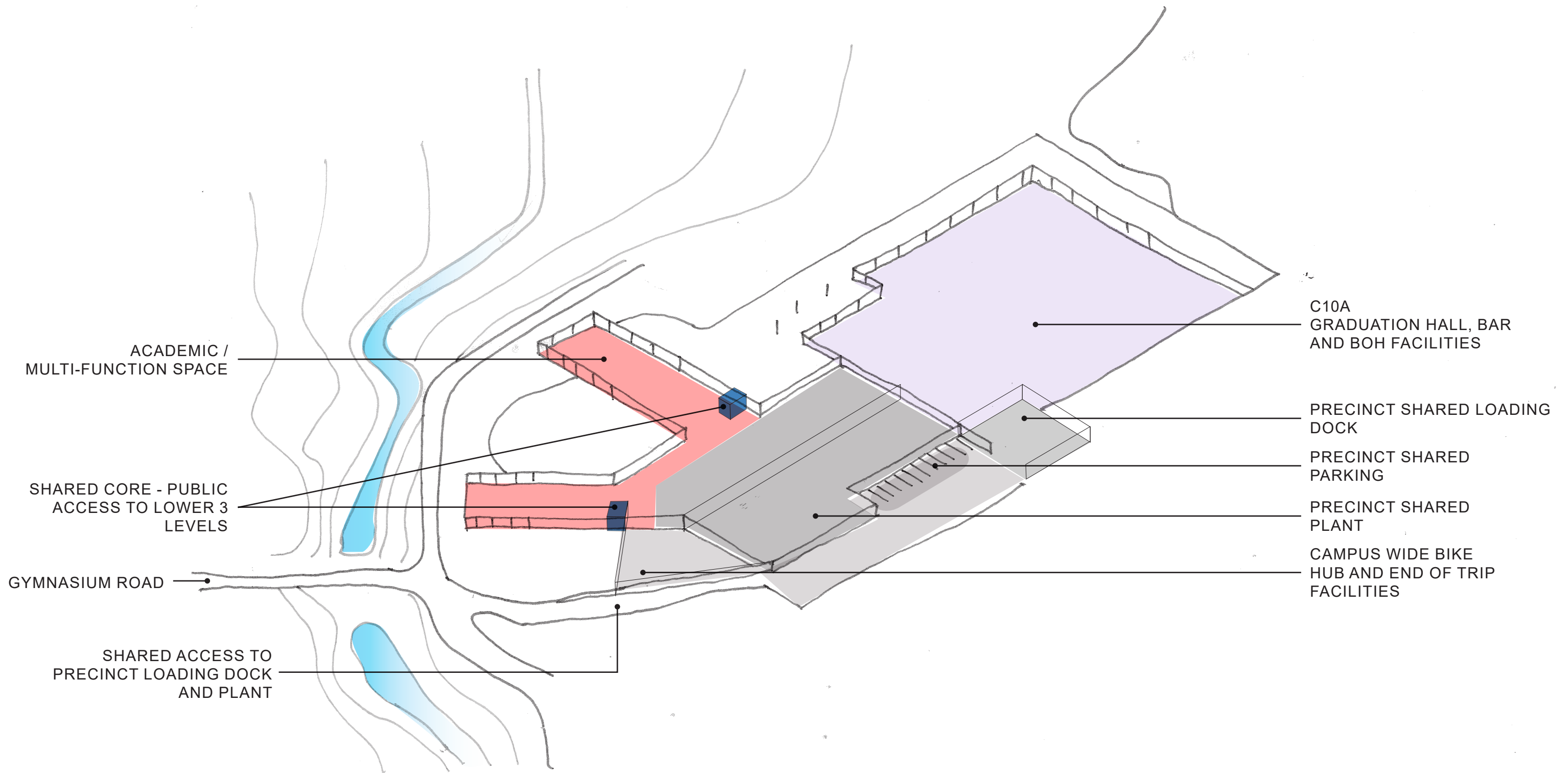
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project
**Macquarie University Central
Courtyard**

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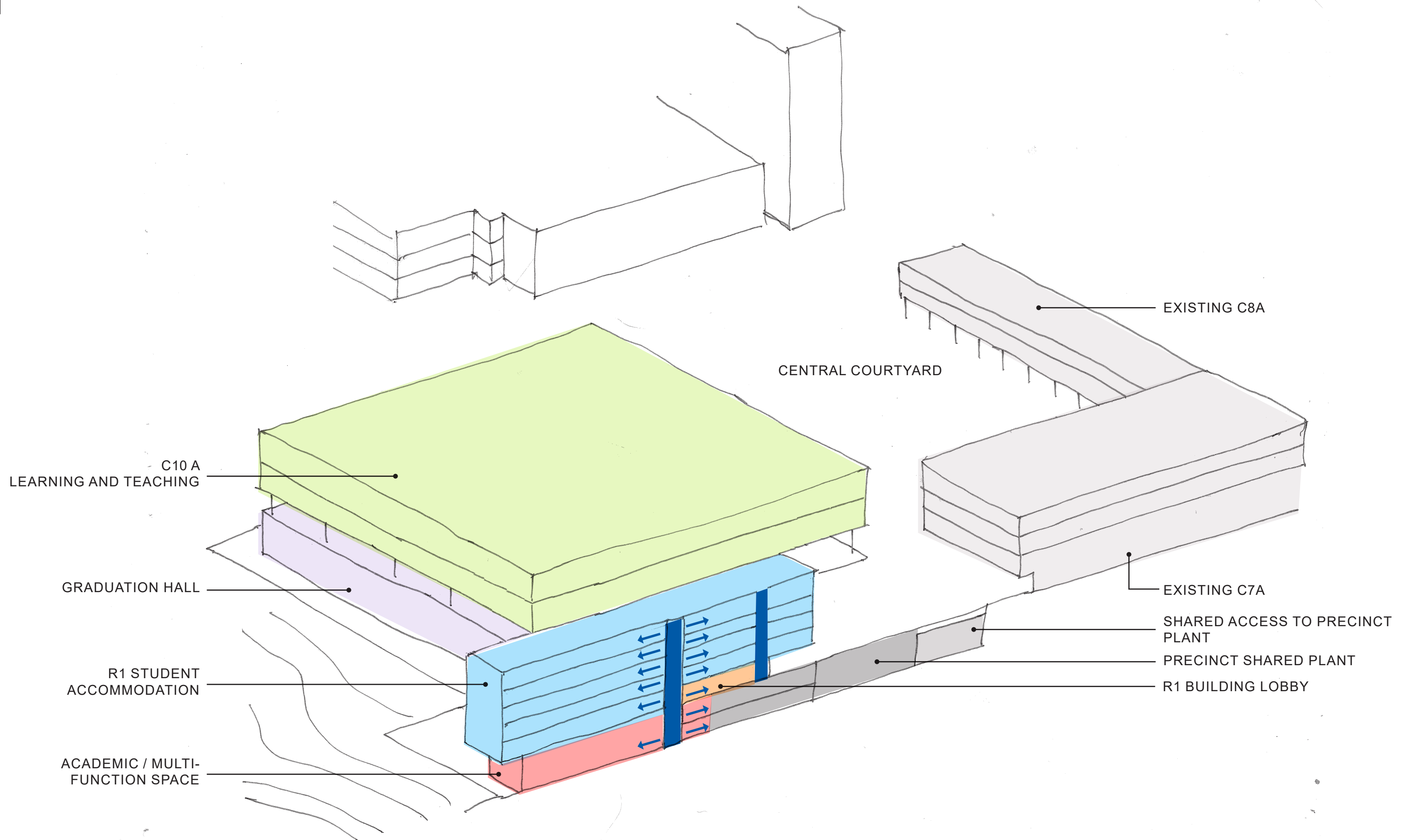
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Basement Shared Space
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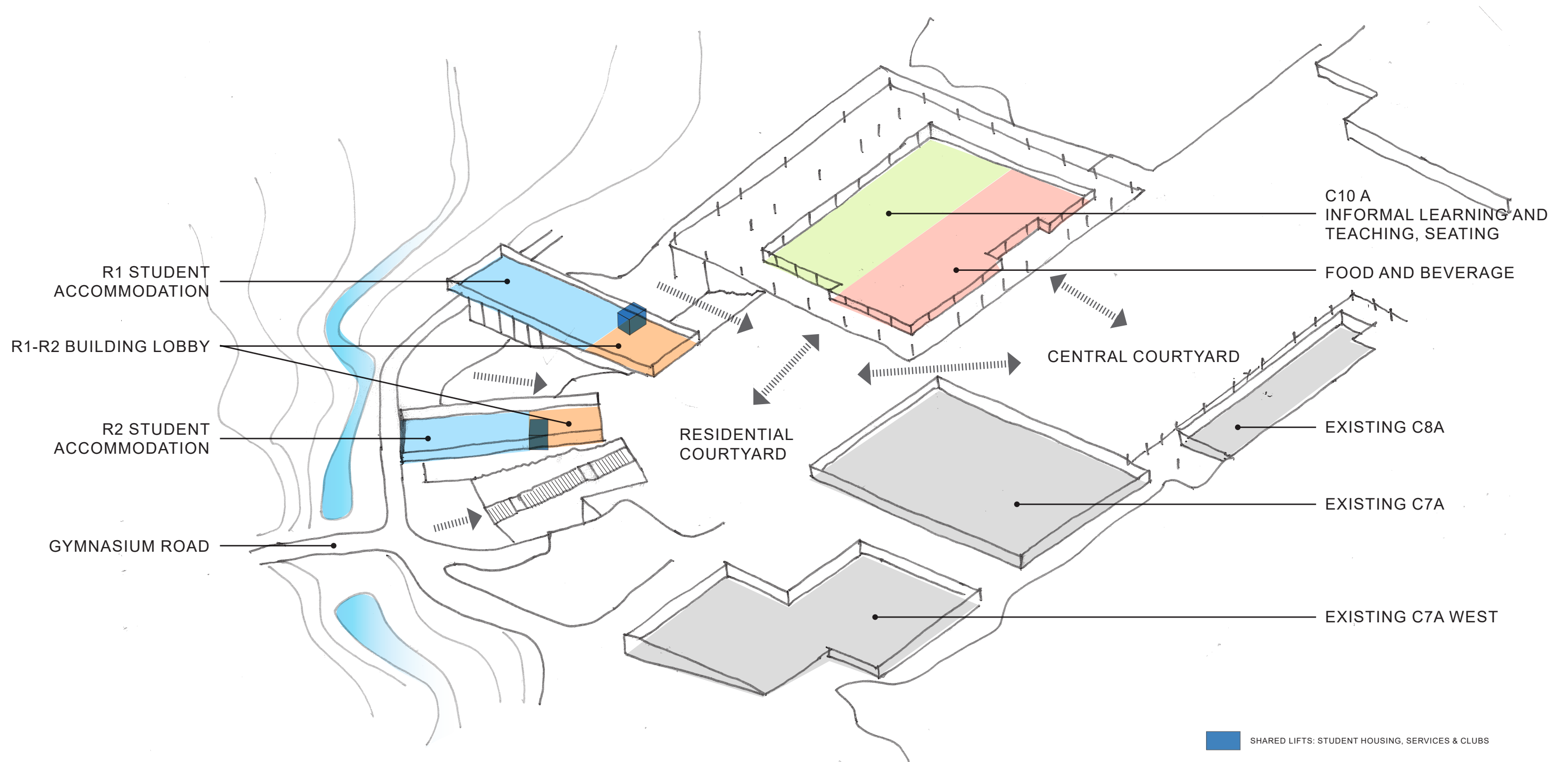
Drawing:
Drawing no:
Issue:
Scale @ A3:
Date

Vertical Connection
S_O-INFR-AR SK009
C
07/08/17



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Drawing:
Drawing no:
Issue:
Scale @ A3:
Date

Ground Interconnectivity
S_O-INFR-AR SK008
B
03/08/17

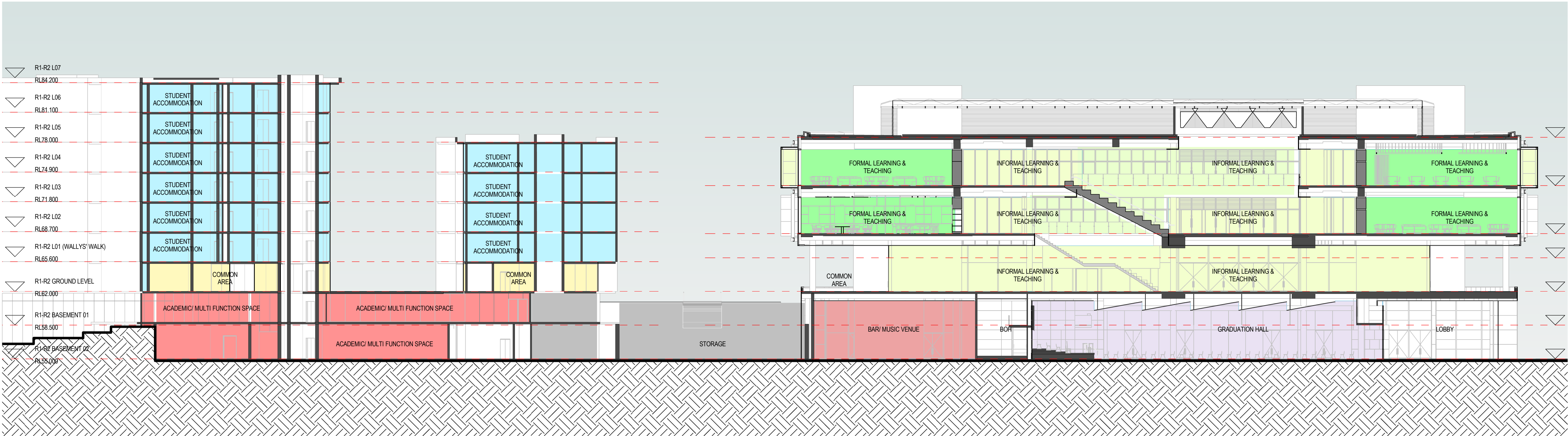


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issue	amendment	date
A	SEARS SUBMISSION	07.06.2017
B	SEARS SUBMISSION	14.06.2017
C	SEARS SUBMISSION	06.07.2017
D	SEARS SUBMISSION	03.08.2017



AREA TYPE LEGEND

- ACADEMIC/ MULTI-FUNCTION SPACE
- COMMON AREA
- GRADUATION HALL
- FORMAL TEACHING AND LEARNING
- INFORMAL TEACHING AND LEARNING
- BAR/ MUSIC VENUE
- PLANT
- STUDENT ACCOMMODATION
- FOOD & BEVERAGE

C10A LEVEL 03
RL78.000

C10A LEVEL 02
RL73.000

C10A LEVEL 01
RL68.000

C10A GROUND MEZZANINE
RL65.500

C10A GROUND LEVEL (COURTYARD)
RL62.000

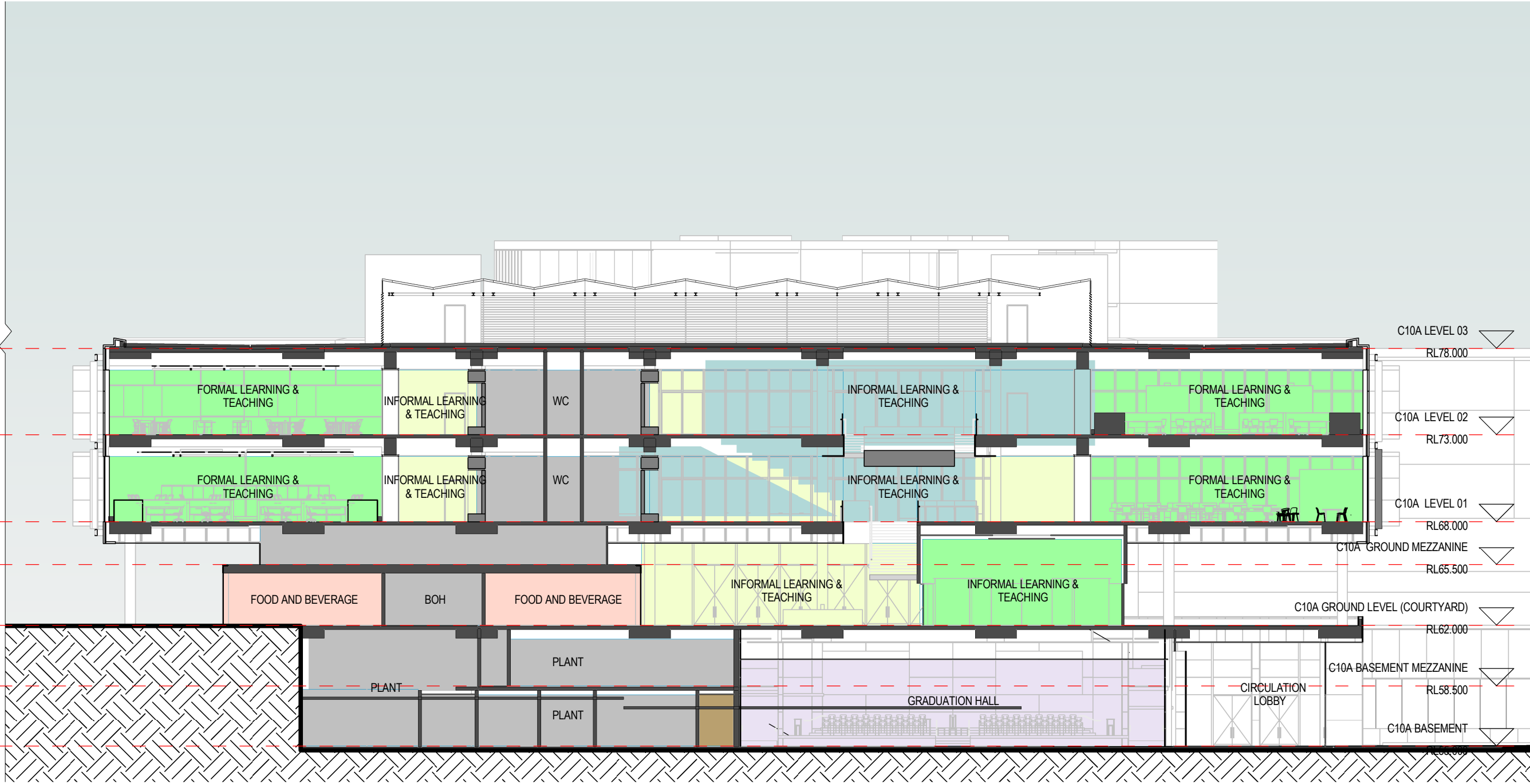
C10A BASEMENT MEZZANINE
RL58.500

C10A BASEMENT
RL55.000

1 Site Section E - W
SK001 SCALE: 1 : 250



2 Site Section N - S
SK001 SCALE: 1 : 250



consultant

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client

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NSW, 2109, Australia

MACQUARIE University
SYDNEY-AUSTRALIA

scale bar

1:250 @ A1
1:500 @ A3

0 2.5 5 7.5 10

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project

**Macquarie University Central
Courtyard**

drawing

SEARS Application - Site Sections

drawing no.

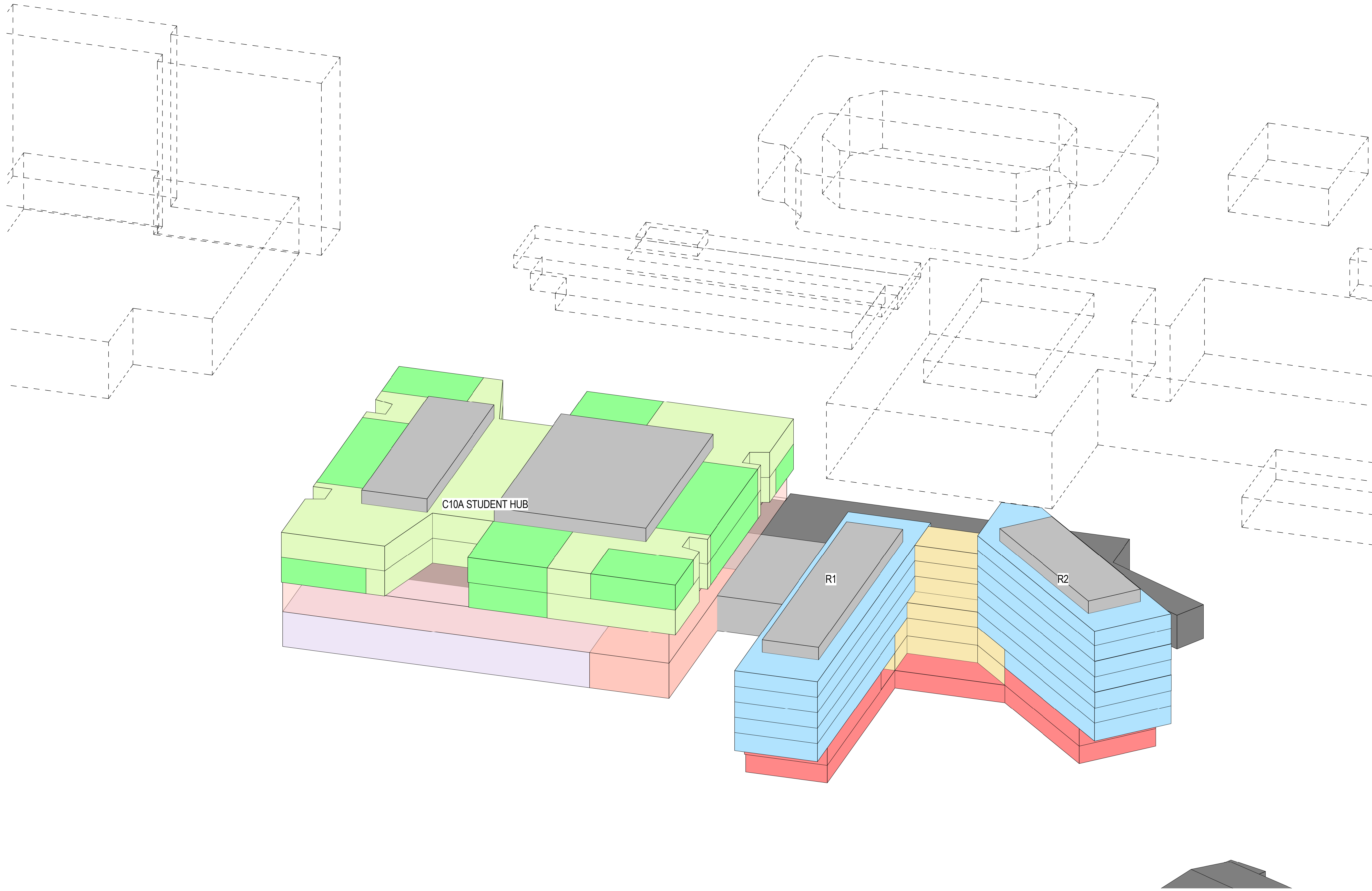
S_0-INFR-AR-SK010

drawn LM scale

checked CNV issue

project no 140423.00

D



issue	amendment	date
A	SEARS SUBMISSION	14.06.2017
B	SEARS SUBMISSION	06.07.2017
C	SEARS SUBMISSION	03.08.2017

AREA TYPES LEGEND

- ACADEMIC/MULTI-FUNCTION SPACE
- STUDENT ACCOMMODATION
- COMMON AREA
- FOOD & BEVERAGE
- LOADING DOCK
- WORKSPACES
- PLANT
- INFORMAL LEARNING & TEACHING
- FORMAL LEARNING & TEACHING
- GRADUATION HALL
- CONTEXT BUILDING

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client

Macquarie University

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MACQUARIE
University
SYDNEY • AUSTRALIA

scale bar

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Melbourne
Adelaide
Auckland
Christchurch
Brisbane
Shanghai

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project
Macquarie University Central
Courtyard

drawing
SEARS Application - Area Massing
Diagram

drawing no.
S_0-INFR-AR-SK011

drawn	LM	scale
checked	RC	issue
project no	140423.00	C

QS Letter

WT Partnership

CBRE Project Management
Level 21, 363 George Street
SYDNEY NSW 2000

Attn: Gareth Bird

11 September 2017

Dear Sir,

MACQUARIE UNIVERSITY CENTRAL COURTYARD PRECINCT - PRELIMINARY ADVICE ON THE CAPITAL INVESTMENT VALUE OF THE PROPOSED DEVELOPMENT

In support of your request for Secretary's Environmental Assessment Requirements (SEARs) for the proposed development of the Macquarie University Central Courtyard Precinct Project, we have undertaken a preliminary review of issued information.

Our preliminary estimate has been based on the SEAR Application Plans prepared by Architectus on 3 August 2017 (submitted as part of the SEARs request).

We confirm that the Capital Investment Value (CIV) of the proposed development well exceeds the \$30 million threshold identified in the State Environmental Planning Policy (State and Regional Development) 2011 for educational establishments.

Our preliminary analysis indicates the following CIV:

DEVELOPMENT COMPONENT	PRELIMINARY CIV ESTIMATE (EXCL GST)
RESIDENTIAL COMPONENT	Approximately \$95,000,000
ALL OTHER COMPONENTS (IE. STUDENT HUB, CENTRAL COURTYARD WORKS)	Approximately \$200,000,000
TOTAL	Approximately \$295,000,000

Our understanding of the Capital Investment Value is in accordance with the Environmental Planning and Assessment Regulation 2000 as follows:

Capital investment value of a development or project includes all costs necessary to establish and operate the project, including the design and construction of buildings, structures, associated infrastructure and fixed or mobile plant and equipment, other than the following costs:

- Amounts payable, or the cost of land dedicated or any other benefit provided, under a condition imposed under Division 6 or 6A of Part 4 of the Act or a planning agreement under that Division,*
- Costs relating to any part of the development of project that is the subject of a separate development consent or project approval,*
- Land costs (including any costs of marketing and selling land),*
- GST (within the meaning of A New Tax System (Goods and Services Tax) Act 1999 of the Commonwealth).*

We acknowledge that a Quantity Surveyor's Report will be required to confirm the CIV at the formal lodgement of the State Significant Development Proposal.

Should you require any further information or wish to discuss any aspect, please do not hesitate to contact the Undersigned.

Yours Faithfully



Ian Menzies.

National Director