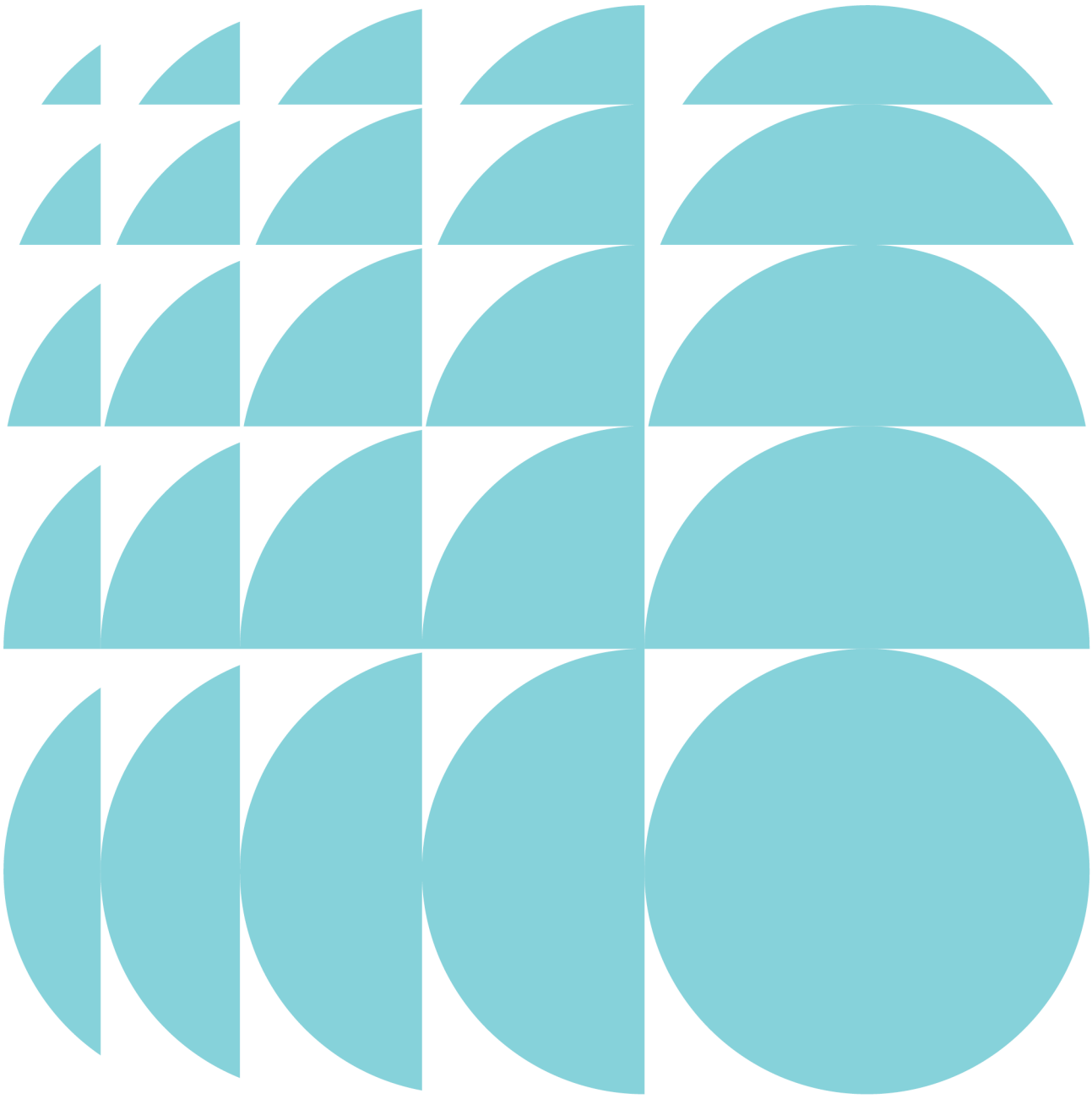
ETHOS URBAN

Response to Submissions

Central Courtyard Precinct
State Significant Development Application

Submitted to Department of Planning and Environment
On behalf of Macquarie University

10 October 2018 | 17336



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VERSION NO. 1 | DATE OF ISSUE 10 OCTOBER 2018 | REVISION BY FM | APPROVED BY KT

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1.0 Introduction

An Environmental Impact Statement (EIS) for State Significant Development Application SSD 17_8755 for the redevelopment of the Macquarie University Central Courtyard Precinct (MUCCP) was publicly exhibited for a period of 28 days between 21 June 2018 and 18 July 2018. The MUCCP seeks approval for:

- Site preparation works including minor demolition works and bulk excavation;
- Construction of a new, multi-storey student hub (known as 1 Central Courtyard) in place of existing Building C10A. This building will comprise approximately 14,952m^2 of GFA. 1 Central Courtyard will provide:
  - formal and informal teaching and learning spaces,
  - a graduation hall with capacity for 800 people, and
  - food and beverage retail outlets, including a new student bar.
- Construction of two student accommodation buildings (Buildings R1 and R2) to provide approximately 342 student beds with integrated academic uses;
- Redevelopment of the landscaped Central Courtyard;
- Construction of a shared basement including plant, loading and waste management facilities, bicycle end of trip facilities and car parking;
- Installation of a new substation;
- Installation of utilities and services to accommodate the proposed development;
- Upgrade of the western extent of Science Road to accommodate fire brigade access; and
- Removal of 52 trees and ancillary landscaping.

In total, eight submissions were received in response to the public exhibition of the EIS. This included submissions made by government agencies and authorities and the general public, as follows:

- Government agencies and authorities: 7.
- Members of the public: 1.

All government agencies made comments on the proposal and the submission by the member of the public was in support of the proposal. No submissions objected to the proposal.

The Department of Planning and Environment (the Department) has also prepared a letter setting out matters to be addressed prior to the assessment of the project.

The proponent, Macquarie University (MU), and its expert project team have considered all issues raised in the submissions made, pursuant to the requirements of the *Environmental Planning and Assessment Act 1979* (EP&A Act).

This report, prepared by Ethos Urban on behalf of the proponent, sets out the responses to the issues raised in accordance with Clause 85A of the *Environmental Planning and Assessment Regulation 2000* (the Regulation) and details the final project design and mitigation measures for which approval is now sought. The final project design includes amendments made by MU pursuant to Clause 55 of the Regulation, including changes to address matters raised in the submissions.

The report provides a detailed response to all of the issues raised by the government agencies. The key issues raised in submissions are grouped into the following categories:

- Built form and urban design.
- Design excellence.

Where individual issues are not discussed in this report, a detailed response can be found in the table at **Appendix A**.

1.1 Amendments to Proposed Development

To reflect the design changes that have been made to the proposed development following public exhibition of the proposal, and for which approval is now sought, a number of updated plans and documents have been prepared.

Revised Architectural Drawings prepared by Architectus are provided at **Appendix B** and are accompanied by a Supplementary Design Report (**Appendix C**).

The following consultants' reports and supporting information is also provided:

- Landscape Plans prepared by ASPECT (**Appendix D**).
- Design Excellence Overview prepared by Macquarie University (**Appendix E**).
- Waste Management Plan prepared by Arup (**Appendix F**).
- Supplementary Acoustic Assessment prepared by Arup (**Appendix G**).
- Transport Assessment prepared by Arup (**Appendix H**).

The revised supporting documentation enables the Department to undertake an informed assessment of the amended proposal. The findings of the revised supporting consultant documentation are summarised at **Section 2** and **3** of this report, as relevant.

A final schedule of the mitigation measures proposed to mitigate the impacts associated with the development is provided at **Section 5**.

This report should be read in conjunction with the EIS prepared by Ethos Urban, dated June 2018, as relevant.

2.0 Key Issues and Proponent's Response

2.1 Built Form and Urban Design

2.1.1 Issue

The Government Architect of NSW raised a number of matters relating to the built form, urban design and landscaping of the proposal, as follows:

- The public domain surrounding the MUCCP may be affected due to potential overshadowing and wind impacts.
- The rooftop plant dominates the upper levels of the building and could be further articulated.
- Internal design to maximise solar access and views could be improved.

2.1.2 Response

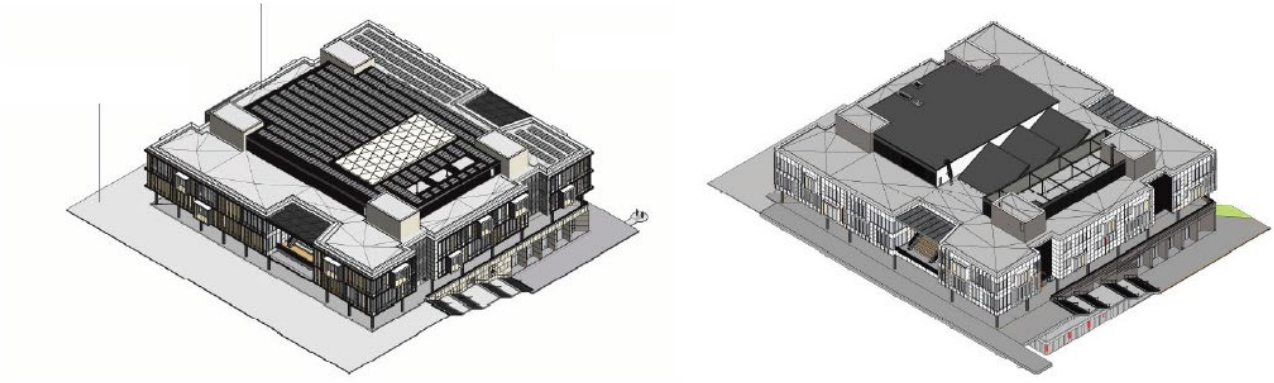
The design of the MUCCP has been amended to respond to issues raised by the Government Architect. The key changes are:

- Amendments to the internal layout to improve views to the surrounding landscape and increase sunlight access.
- Redesign of the skylight to improve the articulation of the roof design and improve sunlight access.
- Reconfigure the ground floor to improve views to the north.
- Replace the limestone panels with dry pressed brick to complement the existing material palette of the campus.

Potential amenity impacts to the surrounding public domain are mitigated by ensuring that there are a range of outdoor seating and gathering spaces within the precinct, allowing users to choose areas depending on seasonal conditions (e.g. shady spaces in summer time, sunny spaces in winter time, sheltered areas on windy days, breezy areas on hot days). The student forecourt south of Buildings R1 and R2 is designed to be an entry space and is intended to be primarily a transitory area that students pass through on their way to and from class. As a result, temporary shadow cast on this area will not adversely impact on the amenity of the precinct. It is also noted that another courtyard is provided to the north of the R1/R2 buildings, which will benefit from a high level of solar access (as demonstrated on the shadow diagrams at **Appendix C**) and this space is intended for private student use.

Where portions of the precinct are affected by seasonal wind conditions, sufficient choices of alternative outdoor seating arrangements will be provided. In addition to this, screening and wind protection will be provided by the trees planted in this area. Further detail is provided on the Landscape Plans at **Appendix D**.

The roof has been redesigned to reduce any perception of bulk and scale, as demonstrated by **Figure 1**. The revised design emphasises the skylight as a distinct element and the roof plant is set back from the perimeter of the building to reduce its visibility from the surrounding areas.



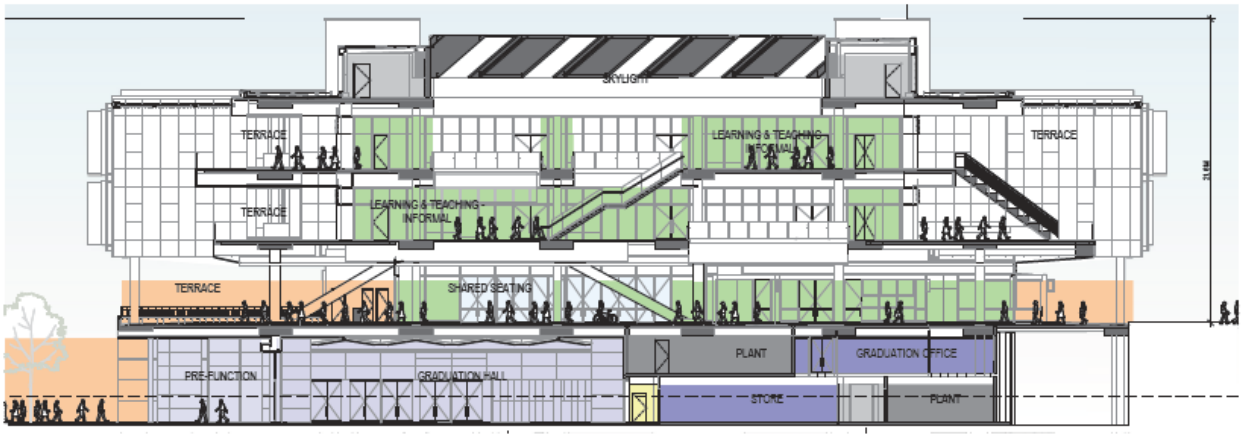
Above: Initial roof design

Above: Revised roof design

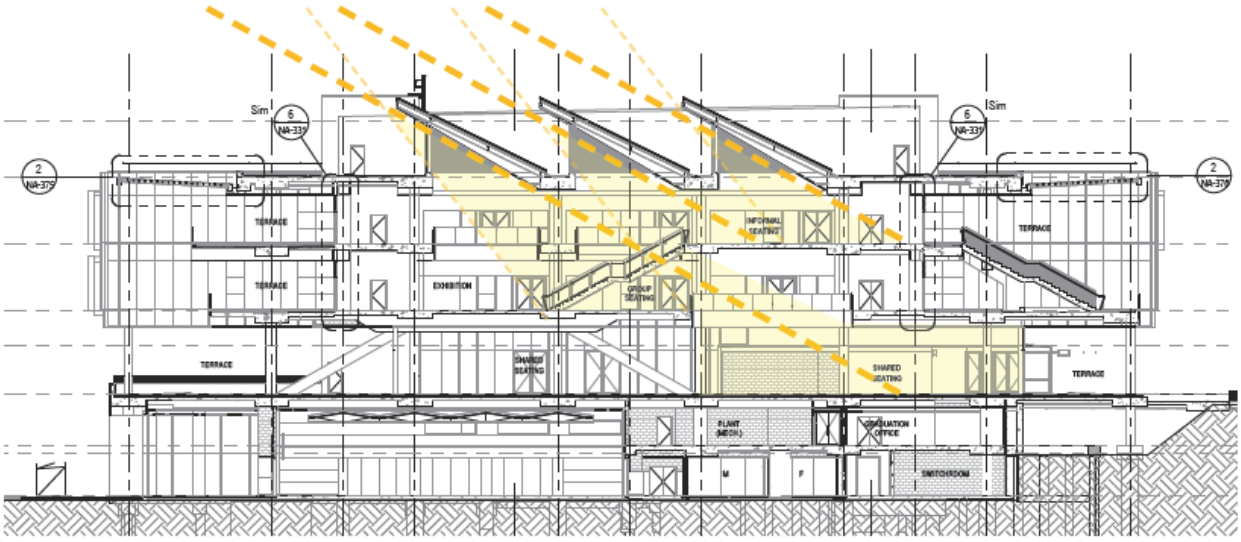
Figure 1 Comparison of previous and proposed roof design

Source: Architectus

The internal design has been modified to increase sunlight access and improve views through the building. As shown at **Figure 2**, the redesigned skylight allows greater light penetration through the stair voids to teaching and circulation spaces. To achieve a noise barrier between the food and beverage area and the teaching spaces, the stair voids are staggered. However, **Figure 2** illustrates that there is still significant sunlight penetration to this area.



Above: SSDA submission

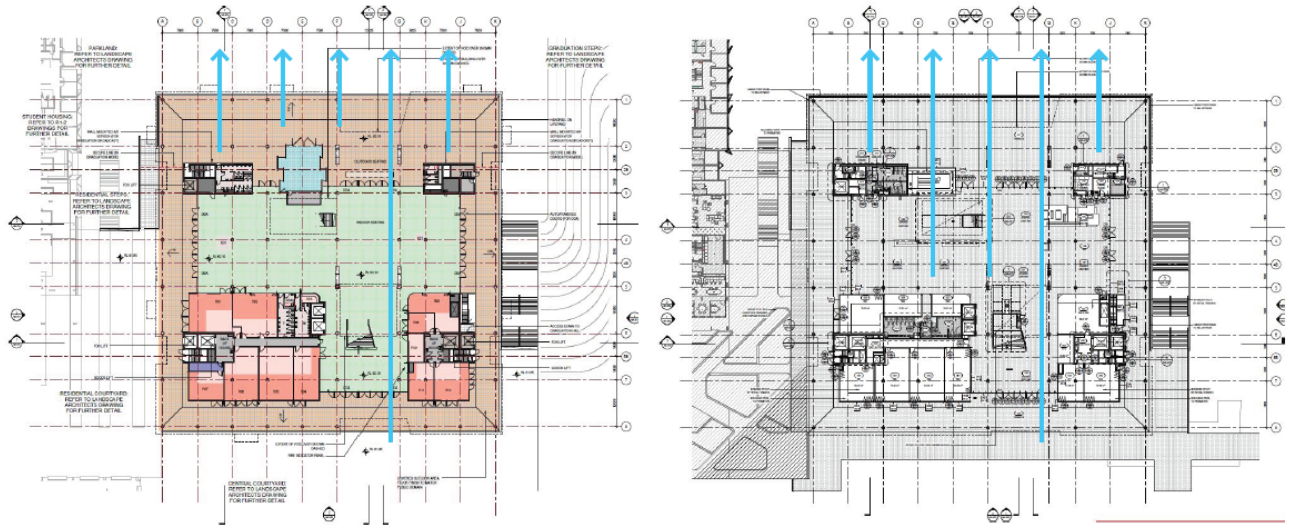


Above: Revised Design

Figure 2 Comparison of previous and proposed skylight and sunlight penetration

Source: Architectus

At ground level, the layout has been amended to enhance clear views through the building to the north (refer to **Figure 3**). Due to the vertical stacking of services and egress routes around the four building cores, a total redesign to remove these building cores is not possible. However, approximately 60% of the northern façade at ground level is clear glazing to allow for views to the surrounding landscape.



Above: SSDA submission

Above: Revised Design

Figure 3 Comparison of previous and proposed ground floor layout

Source: Architectus

2.2 Design Excellence

2.2.1 Issue

The Government Architect of NSW raised a number of matters relating to design excellence, including:

- The materiality of the proposed buildings should consider the architectural legacy of the Macquarie University campus.
- Further detail should be provided on the Competitive Design Process.

2.2.2 Response

Materiality

The materials have been revised to improve the relationship to the existing material palette on the University campus. Specifically:

- The limestone panels on the 1 Central Courtyard building have been replaced with dry-pressed bricks to complement existing brick work on the campus.
- The R1 and R2 Building will be clad in a non-reflective ceramic panel that is complementary to existing masonry buildings on the campus.

The refined materiality will improve the relationship of the MUCCP with existing University buildings, as detailed in the Supplementary Design Report at **Appendix C**. A comparison of the previous and refined design is shown at **Figure 4**.

Above: SSDA submission

Above: Revised Design

Figure 4 Comparison of previous and proposed materials

Source: Architectus

Competitive Design Process

Aligned with the objectives of the *Environmental Planning and Assessment Act 1979* around achieving good design and amenity of the built environment, MU is invested in achieving quality design outcomes and undertakes its own rigorous design procurement process for development across the campus. Whilst it is acknowledged that MU occupies a prominent site in Macquarie Park, there is no requirement for design excellence in the Ryde Local Environmental Plan 2014 (RLEP 2014). In lieu of a full architectural design competition, the University adopts a competitive procurement process for major projects which, together with consultant with design panels and assessment against design excellence criteria, inherently encourages design excellence.

The development of MU in accordance with the Concept Plan is guided by the Design Excellence Strategy and Urban Design Guidelines (the Guidelines), which were developed to ensure design excellence across the campus. The Guidelines include an outline of the process to be followed to ensure design excellence, which broadly encompass an expression of interest and tender process followed by review by the Macquarie University Design Review Panel (MU DRP). In addition to this, the detailed precinct planning framework, built form and lot controls set design standards for future projects to be assessed against.

Together with the Guidelines, the University's procurement process will ensure that the architectural and urban design of each building achieves design excellence. A summary of the design excellence process and evaluation criteria for the MUCCP project are provided at **Appendix E**.

The MUCCP project is consistent with the Guidelines, and the selection of the MUCCP scheme was also subject to a competitive procurement and design process as outlined below.

The design process for the MUCCP has been ongoing since 2011 and was driven by the objective of re-establishing the Central Courtyard as the 'heart' of the campus. Following consultation, a brief was developed for the MUCCP – known as the Campus Heart Brief. This brief was issued to 28 local and international architects in 2014, and 26 submissions were received. 10 architects were short listed for the project in consultation with the MU DRP. The MU DRP comprises of Tong Wu (Professor of Urban Planning, University of Western Sydney), Chris Alcock (Space Planning) and John Richardson (Cox).

The MQ Executive Evaluation Panel selected two entrants to proceed with preparation of a 'vision' scheme, which were assessed against the following key criteria:

1. *Has proponent demonstrated an understanding that the scope is a commission about ideas, and this is reflected in:*
    a. *How the submission is presented?*
    b. *The content of the submission?*

2. *Has proponent demonstrated an understanding that as the design scope is diverse in nature, therefore requiring a broad range of expertise (often not found in a single architectural practice), does the submission reflect that:*
    a. *MQ is seeking a collaborative approach?*
    b. *The project team put forward has the necessary expertise to fulfil the commission?*

3. *Has the proponent demonstrated an understanding of the nature of the commission?*

Following assessment of the two schemes against this criteria, the project was awarded to Architectus.

3.0 Proposed Amended Development

In response to the issues raised in submissions, amendments have been made to the proposed development. The proposed changes are shown on the revised Architectural Drawings prepared by Architectus at **Appendix B**.

The following section presents a brief updated description (where relevant) of the modified development for which approval is sought. As illustrated within the list of refinements at **Table 1**, the overall changes are positive and will deliver an improved outcome. Accordingly, and as detailed at **Section 4**, the changes do not give rise to any material alteration to the environmental assessment of the potential impacts considered as part of the original development application.

3.1 Overview of Proposal (as amended)

The application seeks approval for the following development:

- Site preparation works including minor demolition works and bulk excavation;
- Construction of a new, multi-storey student hub (known as 1 Central Courtyard) in place of existing Building C10A. This building will comprise approximately 14,952m^2 of GFA. 1 Central Courtyard will provide:
  - formal and informal teaching and learning spaces,
  - a graduation hall with capacity for 800 people, and
  - food and beverage retail outlets, including a new student bar.
- Construction of two student accommodation buildings (Buildings R1 and R2) to provide approximately 342 student beds with integrated academic uses;
- Redevelopment of the landscaped Central Courtyard;
- Construction of a shared basement including plant, loading and waste management facilities, bicycle end of trip facilities and car parking;
- Installation of a new substation;
- Installation of utilities and services to accommodate the proposed development;
- Upgrade of the western extent of Science Road to accommodate fire brigade access; and
- Removal of 52 trees and ancillary landscaping.

3.2 Design Changes

A number of design changes have been made in response to submissions and to improve the overall design of the development. An overview of the design changes is provided at **Table 1** below and is discussed in detail in the Supplementary Design Report at **Appendix C**.

Table 1 Overview of design changes

Macquarie University Central Courtyard Precinct
1 Central Courtyard
• Relocation of student bar to ground level northern terrace. • Function room included on basement level. • Building separation adjusted to remove loading dock from 1CC compartment. • Redesign of back of house areas including location of fire pump room under graduation stairs. • Removal of learning and teaching space on ground floor northern façade line. Replaced by student bar. • Primary circulation stairs width increased to 5.7m wide. • Skylight design changed from glazed roof light to north facing sawtooth roof. • Plant room articulated around sawtooth roof. • L1 and L2 floor to floor height changed from 5m to 4.6m • Reduction in overall effective height by 578mm (RL 83.072) • Refinement of façade including removal of steel frame and material change of vertical shading to aluminium.

Macquarie University Central Courtyard Precinct
• Podium material changed from limestone panels to dry pressed brick.
R1 + R2
• Removal of a level from Building R2 reducing overall building height by 3100mm • Deletion of balconies to all residential floors. • Refinement of façade including removal of a portion of perforated metal screens and rationalization of ceramic façade elements. • Replacement of aluminium composite soffits with fibre cement facade sheeting with an applied acrylic textured finish to achieve a monolithic appearance. • Introduction of louvres to bedroom windows to meet natural ventilation requirements. • Redesign of lift and stair cores to facilitate better planning outcomes. • Introduction of an extra bedroom to the five and six bedroom apartments. • Redesign of ground floor common areas including an introduction of an outdoor terrace extension of kitchen/dining and lounge spaces and introduction of laundry facilities on ground floor. • Redesign of back of house plant and waste areas in basement and ramp access to loading dock/carpark and main waste storage. • The reintegration of loading dock within R1 and R2 scope.

4.0 Additional Information and Assessment

4.1 Consistency with Original SSDA Scheme

All key elements of the proposed development remain unchanged from what was originally submitted. The scheme remains generally consistent with, and does not substantially differ from, the development as originally proposed and submitted. Where changes have been made, the majority of these are to respond to issues raised in submissions or to refine the overall design.

4.2 Consistency with Macquarie University Concept Plan

The proposal remains consistent with the Macquarie University Concept Plan, as well as the accompanying Design Excellence Strategy and Urban Design Guidelines.

The proposal remains in accordance with the key development standards for the site, including in relation to GFA and the number of student beds as well as the lot controls which apply to the site. An assessment against the numeric Concept Plan controls is set out in **Table 2** and **Table 3** below.

Table 2 Consistency with numeric Concept Plan controls

Project Component	Concept Plan Approval (as proposed to be modified)	Additional Proposed	Cumulative Total (including recently approved and currently proposed development)	Residual	Difference from exhibited SSD
Student Beds*	3,450 (additional)	342	342	3,108	+ 2 beds
Academic GFA (including support uses such as shared administration spaces and offices, food and beverage outlets, common lecture theatres and classrooms)	157,000m^2 (additional)	4,765m^2**	23,482m^2 (refer below)	133,518m^2 (refer below)	-447 sqm
*Student accommodation does not contribute towards the Concept Plan GFA cap **Comprises additional GFA only, noting that the existing Buildings C10A and C9A have a combined GFA of 10,187m^2.					

Table 3 Summary of completed and currently proposed development across the MU campus

Works Undertaken / Currently Proposed	Number of Beds / Academic GFA Change (m^2)	Concept Plan Approval (as proposed to be modified)	Cumulative Total	Residual
Student Beds				
Buildings R1 and R2	+340 beds	3,450 beds (additional)	342 beds	3,108
Academic GFA Undertaken / Proposed since the Concept Plan Approval				
Australian Hearing Hub	+9,200m^2	157,000m^2 (additional academic GFA)	23,482m^2	133,518m^2
Building E7A / E7B refurbishment	+1,790m^2			
Demolition of C4A, C4B, C9B, C9C, C9D	- 2,824m^2			
Lotus Theatre (temporary theatre)	+683m^2			
Macquarie Theatre Refurbishment	+379m^2			
New Museum Building (W6C)	+4,468m^2			

Works Undertaken / Currently Proposed	Number of Beds / Academic GFA Change (m^2)	Concept Plan Approval (as proposed to be modified)	Cumulative Total	Residual
Building W6A / W6B refurbishment	+1,103m^2			
Biological Science Building	+3,035m^2			
MUSAC Gym Extension	+760m^2			
Building Y6A	+123m^2			
Demolition of Buildings C10A and C9A	- 10,187m^2			
1 Central Courtyard	+14,952m^2			

4.3 Waste

An updated Waste Management Plan has been prepared by Arup (refer to **Appendix F**), which outlines the waste management strategy for the MUCCP. No change is proposed to the amount of waste generated or the strategy for storage and collection. The updated plan confirms that there is a precinct-wide strategy for the storage and collection of waste, with all waste and recycling to be stored in the waste storage room at the lower basement level. Waste to be collected will be transferred by facilities management staff to the loading zone for collection.

4.4 Noise

A supplementary Acoustic Assessment has been prepared by Arup (refer to **Appendix G**), which illustrates that the acoustic assessment undertaken and submitted as part of the original application was appropriate and remains unchanged. Further detailed discussion in response to the EPA's submission is provided at **Appendix A**.

4.5 Sustainability

As detailed at **Appendix A**, the ESD Report submitted with the original application adequately demonstrates measures to be implemented to respond to the requirements of clause 7(4) of the *Environmental Planning and Assessment Regulation 2000* and contribute to the 5 star Green Star target for the development.

4.6 Traffic

An updated Transport Assessment has been prepared by Arup (refer to **Appendix H**) to clarify matters relating to loading and access raised in Council's submission. A detailed response to each matter is provided at **Appendix A**.

4.7 Aboriginal Heritage

An Aboriginal Due Diligence Assessment was prepared for the entire campus by Mary Dallas Consulting Archaeologists. This report was prepared in consultation with the Metropolitan Local Aboriginal Land Council (MLALC), which confirms that there are no current Native Title claims in or adjacent to the study area. The report finds that there is no evidence of Indigenous archaeology on the campus and there is no likelihood for surviving archaeological artefacts due to the previous use of the site for farming. As a result, no further archaeological investigations are required on the campus.

It is noted that an Aboriginal cultural heritage assessment did not form part of the SEARs requirements for the project. In addition to this, the Statement of Commitments for the MU Concept Plan require:

- Consultation with Metropolitan Local Aboriginal Land Council.
- The implementation of an unexpected finds protocol in accordance with the section 91 of the *National Parks and Wildlife Act 1974*.

As a result of the due diligence investigations undertaken to date and existing commitments to implement an unexpected finds protocol in accordance with the relevant legislation, it is considered that there is no further requirement for an Aboriginal cultural heritage assessment report.

5.0 Final Mitigation Measures

The collective measures required to mitigate the impacts associated with the proposed works are detailed in **Table 4** below and are unchanged from those submitted as part of the original application.

Table 4 – Mitigation Measures

Mitigation Measures
Stormwater Management and Flooding • Undertake civil works to implement the flood mitigations strategy outlined in the Stormwater Management Strategy prepared by Arup and dated 16 November 2017. • Incorporate Water Sensitive Urban Design Measures where appropriate to mitigate impacts on water quality and to encourage water reuse.
Tree Removal • All tree removal work is to be carried out by an arborist with a minimum AQF Level 3 qualification in Arboriculture, in accordance with Australian Standard AS 4373-2007, Pruning of Amenity Trees and the NSW WorkCover Code of Practice for the Amenity Tree Industry (1998). • Any loss of trees should be offset with replacement planting at a ratio of 2:1, or in accordance with the relevant offset policy. Planting locations should not be restricted to within the development area, and may include alternative suitable locations within the University grounds. Species selection should be undertaken with input from a consulting arborist.
Noise and Vibration • Ensure that building services are selected to comply with the noise levels outlined in the Acoustic Report prepared by Arup and dated 6 November 2017. • Ensure that detailed design of the buildings is capable of compliance with the noise levels outlined in the Acoustic prepared by Arup and dated 6 November 2017. • Develop a Construction Noise and Vibration Management Plan prior to construction.
Ecologically Sustainable Development • Target an equivalent 5 star Green Star rating by: – Maximising the use of passive strategies, high performing façade design and investment in renewable energy technology. – Reducing operational water use through efficient (low flow) fixtures and a rainwater harvesting system to supplement cooling tower consumption. – Providing infrastructure for separation and collection of different waste streams and setting performance targets for recycling and reduction to landfill during operation. – Promoting alternatives to single driver car use by including end of trip cyclist facilities and educating users of public transport availability.
Geotechnical Conditions • Undertake geotechnical investigation and laboratory testing to meet the requirements of the detailed design and when access is available within the footprint of the proposed structures. • Where required, assess in-situ stress relief in the rock and its impact on design where deep basement excavations are proposed. • Where appropriate, investigate existing foundations proposed for reuse or incorporation into the design in conjunction with the structural engineer to determine structural properties and geometry of the existing foundations and the founding material. • Where appropriate, investigate of fill and residual soils for potential reuse. • Proof drilling of sandstone foundations, confirmation of soil properties for soil foundations and construction inspections to verify founding materials, base and shaft cleanliness. • Undertake progressive geotechnical inspections throughout vertical excavations. • Witness installation and testing of rock anchors and bolts. • Where appropriate, observe groundwater in all future investigations and during bulk excavation. Where required, installation and monitoring of standpipe piezometers • Prepare a project earthworks plan/specification and construction testing.
Contamination • Undertake additional inspections of the subsurface conditions beneath the existing student accommodation buildings during excavation/demolition works to address the data gaps. • Implement an unexpected finds protocol during earth works.

- In the event unexpected conditions are encountered during development work or between sampling locations that may pose a contamination risk, all works should stop and an environmental consultant should be engaged to inspect the site and address the issue.

Heritage

- Should any unexpected relics be disturbed during excavation of the site, they must be managed under the Archaeological provisions of the NSW Heritage Act.

Traffic and Access During Construction and Operation

- Manage construction in accordance with the draft Construction Traffic Management Plan prepared by Arup and dated 22 November 2017 and update, as required, prior to and during construction.
- Manage operational traffic in accordance with standard Macquarie University campus procedures.

Construction Impacts

- Prepare comprehensive Environmental Management Plan prior to construction.
- Noise from the site shall not exceed the limits set out in the Noise Control Act 1975. No machine work will occur outside the normal working hours set unless approval has been given by the consent authority.
- Demolition work shall comply with Australian Standard 2436-1981 “Guide to Noise Control on Construction, Maintenance and Demolition Sites”.
- The noise and vibration from the use of any plant equipment and/or building services associated with the premises shall not give rise to an offensive noise as defined under the provisions of the Noise Control Act 1975.
- To control dust generation and where necessary, water will be sprayed at the source of origin, over demolition materials during demolition and loading activities to prevent airborne dust particles migrating into the surrounding environment.
- Ground coverings including existing sealed areas of bitumen and concrete will remain as the final item for demolition. This will act as a manageable hardstand for vehicular traffic and will also provide a seal to the underlying material to assist in minimising erosion and sediment run off.
- Additional precautions that will be implemented during the Works include the covering of all haulage trucks with tarpaulins and the use of mobile water points during the hammering, processing and loading of concrete.
- All plant and machinery involved in the Works will be regularly serviced and checked for exhaust emissions.
- Stormwater gully pits will preferably be cleaned with shovels. Debris collected will be bagged to minimise odour, and disposed of appropriately.
- Storage of any flammable fuels will be in a lockable compound with sufficient ventilation in accordance with relevant codes of practice and Standards.
- Drainage of surface run-off will be allowed to flow along existing contours with the existing drainage system on-site of kerbs, gutters, gully pits, pipes and stormwater runoff passing through installed filtration systems prior to being discharged off-site.
- The site will be kept clean of rubble to minimise possible sediment flow during rainfall periods.
- Stormwater kerbs and drainage lines will have sediment controls in the form of hay bales or sedimentation socks.
- Stormwater grate inlets surrounding the demolition areas will be covered with geotextile fabric to allow water to enter into drains whilst retaining sediments.
- Should external surface run-off flow into areas of demolition and excavation work, it may need to be diverted (using hay bales) to reduce sediment transportation.
- All drainage control devices will be regularly checked particularly during heavy rainfall periods. The water quality in Mars creek will also be monitored to ensure that site runoff is being effectively treated.
- Maximise recycling opportunities and minimise waste going to landfills waste materials will be classified and segregated during the demolition and construction phases.
- Material generated from the Works will be recycled where appropriate apart from selected soft demolition materials and any encountered hazardous materials such as asbestos, SMF and PCB’S.

6.0 Conclusion

Macquarie University and its expert project team have considered all submissions made during the public exhibition of the proposal. A considered and detailed response to all submissions made in relation to the public exhibition of the proposal has been provided within this report and in the accompanying documents.

In responding to and addressing the range of matters raised by government agencies and authorities, Macquarie University has refined the project design.

As outlined within this report, the assessment of the amendments to the proposed development confirms that all key elements of the original proposed development that was exhibited remain unchanged, with minor design modifications made to improve the built form outcome.

The proposal has significant planning merit:

- The assessment of this proposal has demonstrated that the development will not generate any environmental impacts that cannot be appropriately managed, and is generally consistent with the relevant planning controls for the site, including the Concept Plan (as proposed to be modified) and the accompanying Design Excellence Strategy and Urban Design Guidelines.
- The development will improve the functionality of the University, and will meet the demand for student accommodation on the campus whilst retaining the key features of the Central Courtyard precinct. The area and shape of the Central Courtyard precinct allows for the provision of new teaching, administration and accommodation facilities that meet the special design requirements for the proposed uses, whilst not resulting in any significant adverse impacts on surrounding uses.
- The proposal is consistent with the principles of ecological sustainable development as defined by Schedule 2(7)(4) of the EP&A Regulation 2000.
- The proposal will not result in any adverse traffic impacts on the surrounding road network, and parking demand associated with the proposal can be accommodated within the University campus.
- The provision of a new and modern teaching and education facility, and the opportunity to provide student housing in the centre of the campus, will further support and strengthen the services and facilities provided by the University.
- The proposal will not have any adverse impacts on the heritage significance of the University campus, and the proposed design responds appropriately to the legacy value of the Central Courtyard precinct.

Given the planning merits described above, it is requested that the Minister approve the application.