

Luisa Maguire
DA Coordinator
Priority Project
Department of Planning and Environment
320 Pitt Street, GPO Box 39
SYDNEY NSW 2001

Attention: Megan Fu

11 January 2018

Dear Ms Maguire,

Macquarie University Arts Precinct, 192 Balaclava Road, Macquarie Park (SSD 8388)

I refer to your notification letter dated 13 November 2017 advising Council of a development application (DA) lodged with the Department of Planning & Environment submitted by the Macquarie University for the development of the Macquarie University Arts Precinct located at the subject land.

Council has reviewed the documents attached to the notification letter. It is understood that the key elements of the construction works include the following in summary:

- W6A and W6B to be internally refurbished.
- 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.
- 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.

It is considered that the EIS/ DA covers the necessary areas from a strategic planning prospective and therefore, there is no strategic planning objection to the EIS/DA . However, it is Council's request that the Engineering matters having regard to Transport and Accessibility requirements contained in the Secretary's Environmental Requirements as noted in the table next page should be considered prior to any approval is granted:

Section 5. Transport and Accessibility (Construction and Operation)

Item No	Requirement	Addressed	Council Comments
Include a transport and accessibility assessment, which details, but is not limited to, the following:			
1	<i>The current daily and peak hour vehicle, public transport, pedestrian and bicycle movements and existing traffic and transport facilities provided on the road network located adjacent to the proposed development;</i>	Discussed in Sections 4.5, 4.6, 4.7 and 4.8	Applicant has not addressed the Bicycle and pedestrian Daily and Peak hour movements. All other items addressed and acceptable.
2	<i>The number of students and staff currently using the site and the likely number using the site due to the proposed development;</i>	No changes are proposed to either the staff or student numbers. Discussed in Sections 4.3 and 5.1.	Acceptable
3	<i>An estimate of the total daily and peak hour trips generated by the proposal, including vehicle, public transport, pedestrian and cycle trips;</i>	No changes are expected to the number of vehicle, public transport, pedestrian or cycle trips as a result of the proposed development. Discussed in Section 5.3	Acceptable
4	<i>Assessment of the operation of existing and future transport networks, and their ability to accommodate the forecast number of trips to and from the development;</i>	No issue, no additional trips are expected as a result of the proposed development. Discussed in Sections 4.6 and 5.8	5.1 identifies no change to staff numbers. 5.8 identifies a minor increase. Inconsistency in information. Please clarify.
5	<i>The adequacy of pedestrian and bicycle provisions to meet the likely future demand of the proposed development including suitable bicycle parking and end of trip facilities;</i>	No changes are proposed to the requirement, demand or provision of bicycle parking and end of trip facilities. Existing bicycle parking and hub adjacent Building W6A is in the process of being relocated approximately 150m to the east of the proposed development. Discussed in Sections 4.5 and 5.6	Acceptable
6	<i>The operational impact of the proposed development on existing and future pedestrian network, bicycle network and public transport infrastructure within the vicinity of the site;</i>	No changes are required to pedestrian or bicycle networks, or public transport Infrastructure	Note that Bicycle parking hub is being relocated. Acceptable
7	<i>Existing and proposed pedestrian, cyclist and vehicle access, including car, taxi and point to point transport for staff, students and visitors and compliance with Australian Standards;</i>	No changes are proposed to be made to the current operations or access points to the site.	Acceptable

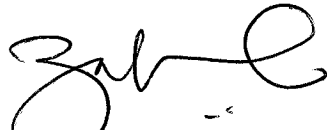
Item No	Requirement	Addressed	Council Comments
8	<i>Sustainable travel initiatives for employees, students and visitors that support the achievement of concept plan targets, particularly the provision of bicycle parking, end of trip facilities, green travel plans and wayfinding strategies;</i>	A travel plan for the University is in the process of being updated, which aims to address all of the highlighted issues.	A copy of the plan should be provided and the mode targets identified to ensure compliance with the requirements. Does not assist in assessment if it is being updated.
9	<i>Assessment of the impact of additional traffic generated by the proposed development on the existing road network;</i>	No additional traffic generated by the proposed development.	Report identifies no additional student or staff demand. Increase in GFA is anticipated. Inconsistency in the report identified in item 4. Report should be amended to reflect actual values.
10	<i>The daily and peak vehicle movements impact on nearby intersections utilising traffic modelling endorsed by Roads and Maritime Services, with consideration of the cumulative impacts from other approved developments in the vicinity and the need/associated funding for upgrading or road improvement works (if required);</i>	No additional traffic generated by the proposed development	Report identifies no additional student or staff demand. Increase in GFA is anticipated. Inconsistency in the report identified in item 4. Report should be amended to reflect actual values.
11	<i>Measures to mitigate any associated traffic impacts and impacts on public transport, pedestrian and bicycle networks;</i>	No additional traffic generated by the proposed development.	Subject to outcome of items 9 & 10 above
12	<i>Anticipated student and staff numbers and subsequent implications for car and bicycle parking demand on the campus;</i>	No changes to student and staff numbers are proposed; therefore no impacts on existing car or bicycle parking are expected.	Report identifies no additional student or staff demand. Increase in GFA is anticipated. Inconsistency in the report identified in item 4. Report should be amended to reflect actual values.
13	<i>Existing and proposed car and bicycle parking provision, including end of trip facilities, and the consideration of the availability of public transport and the requirements of the relevant parking codes and Australian Standards;</i>	Neither car parking nor bicycle parking numbers are proposed to change. Public Transport options are discussed in Sections 4.6 and 5.8. Existing car parks comply with the relevant Australian Standards.	Acceptable
14	<i>Location of bicycle parking facilities in secure, convenient, accessible areas close to main entries incorporating lighting and passive surveillance;</i>	Existing bicycle parking and bicycle hub located adjacent to building W6A is in the process of being relocated to building C5A, approximately 150m east of the site. Discussed in Section 5.6.	Acceptable
15	<i>Service vehicle access, delivery and loading arrangements and estimated service vehicle</i>	Proposed operations and vehicles discussed in Section 5.5.	Loading bay management plan should be established to provide guidance and

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	<i>movements (including vehicle type and the likely arrival and departure times);</i>		restriction.
16	<i>Road and pedestrian safety adjacent to the proposed development and required road safety measures;</i>	A wider pedestrian interface is proposed along the southern side of the new Museum building. A generous thoroughfare is proposed between the Museum and building W6A, as discussed in Section 5.7.	Detailed drawings should be provided to illustrate the widths.
17	<p><i>Traffic and transport impacts during construction, including:</i></p> <ul style="list-style-type: none"> <i>How these impacts will be mitigated for any associated traffic, pedestrian, cyclists, parking and public transport;</i> <i>The preparation of a draft Construction Management Plan to demonstrate the proposed management of the impact;</i> <i>Any cumulative impacts from construction activities for the Sydney Metro;</i> <i>An assessment of road safety at key intersections and locations subject to heavy vehicle construction traffic movements and high pedestrian activity; and</i> <i>Construction programming detailing significant milestones and events during the construction process.</i> 	A Preliminary Construction Traffic Management Plan (PCTMP) has been prepared and is included in Appendix A.	<p>Inclusion of the following:</p> <ul style="list-style-type: none"> Machine operated Street Sweepers to be used to clean local and state roads of spoil. Roads to be kept in a serviceable state at all times. Council staff to direct site manager accordingly. Rectification works to be undertaken by applicant at no cost to council. No staff are to park in on-street car parking spaces. all are to park within dedicated off-street parking spaces. Traffic Control signage should be installed in accordance with TCWS Manual V4 and AS1742.3.
18	<p><i>Relevant Policies and Guidelines:</i></p> <ul style="list-style-type: none"> <i>Guide to Traffic Generating Developments (Roads and Maritime Services)</i> <i>EIS Guidelines – Road and Related Facilities (DoP)</i> <i>Cycling Aspects of Austroads Guides</i> <i>NSW Planning Guidelines for Walking and Cycling</i> <i>Austroads Guide to Traffic Management Part 12: Traffic Impacts of Development</i> <i>Healthy Urban Development Checklist, NSW Health</i> <i>Development Near Rail Corridors and Busy Roads – Interim Guideline 2008</i> 	These guidelines have been reviewed and referred to where necessary.	Acceptable

Thank you very much for advising Council of the SSD/DA and providing an extension of time with the opportunity for making a submission. It is however, requested that the Department of Planning and Environment consults with Council in any future development application or review of the approved Concept Plan.

Should you wish to discuss any aspect of this matter, please contact me by e-mail zahmed@ryde.nsw.gov.au or on phone 9952 8234.

Yours sincerely,



Zia Ahmed

Client Manager, Building and Development Advisory Service

