

David Gibson
Team Leader
Social Infrastructure Assessment
Department of Planning and Environment
320 Pitt Street, GPO Box 39
SYDNEY NSW 2001

Attention: Megan Fu

19 January 2018

Dear Mr Gibson,

Modification Request for the Macquarie University Concept Plan Amendments Macquarie University, North Ryde (MP 06_0016 MOD1)

I refer to your notification letter dated 21 November 2017 advising Council of a request to modify the subject concept plan lodged with the Department of Planning & Environment by Macquarie University.

It is understood that the key elements of the modifications include the following in summary:

- Modifications to height controls and increase in floor space,
- Increase academic GFA from 61,200sqm to 157,000sqm,
- Removal of floor space cap and distribution of floor space across the campus
- Increase in student population projection to 2036,
- Modifications to conditions and Statement of Commitments, and
- Amendments to the Design Excellence Strategy and Urban Design Guidelines.

Council has reviewed the documents attached to the notification letter and makes the following comments:

Provided the amendment does not result in any increase in commercial floor space or increase in student housing to be provided on the site then the proposal appears to be consistent with the existing VPA between Council and Macquarie University required under the Concept Approval (executed February 2013). Council has no objection to the proposed amendment of Condition C15 to enable separate agreements to deliver required public benefit to Council, specifically the missing cycleway link on Epping Rd.

The subject site contains a heritage item as identified in Schedule 5 of Ryde LEP 2014. The modification does not appear to be accompanied by any heritage impact statement or management plan with respect to the item and the proposed amendments. Council suggests that heritage statement regarding the impact of the proposed amendments be prepared, submitted, and assessed, prior to approval of the amendment.

Council notes that design is underway for the delivery of an upgrade to the bus interchange at Herring Road. Council suggests that the amended design guidelines consider the proposed interchange requirements, particularly but not limited to, setbacks from Herring Road, and any

vehicular access configuration requirements/limitations from Epping Road resulting from the configuration of the interchange upgrade.

Council suggests that the Traffic and Parking Statement prepared by ARUP be reviewed on the following matters:

- Figure 1 MQU travel trends – will need to be updated to reflect the 2016 data to ensure consistent trends are occurring as per the statement made by the applicant.
- The report needs to identify the increase of the Academic GFA and the associated increase in student numbers.
- The report will need to identify where this proposal fits in with the total concept plan. i.e. the numbers being proposed to the total allowable and whether they are increasing above and beyond the maximum limit.

Thank you very much for advising Council of the proposed modification to the approved concept plan application and providing an extension of time with the opportunity for making a submission.

Council acknowledges the University's ongoing efforts to consult with Council on the realisation of its aspirations through the delivery of the concept plan and requests that this open, consultative approach continue.

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