

Modification of Minister's Approval

Section 75W of the *Environmental Planning & Assessment Act 1979*

I grant approval to the modification of the concept plan referred to in schedule 1, subject to the modifications to the terms of approval and future assessment requirements in schedule 2.



9/11/2018

Karen Harragon
Director
Social and Other Infrastructure Assessments

Sydney

2018

SCHEDULE 1

Concept Plan Approval:

MP 06_0016 granted by the Minister for Planning on 13 August 2009.

For the following:

Concept Plan for development of the Macquarie University Campus including 400,000sqm for commercial uses, 61,200sqm for academic uses, 3,450 student housing beds, and associated infrastructure, car parking and landscaping.

Modification:

MP 06_0016 MOD 1 comprising:

- modified height controls and increased floorspace provisions to ratify recent amendments to local controls.
- increased academic floorspace from 61,200sqm to 157,000sqm.
- removal of restrictions capping floorspace within certain precincts and redistribution of floorspace, including realignment of Precinct boundaries.
- increased student population projections to the year 2036.
- modified terms of approval and Statement of Commitments.
- revised and consolidated Design Excellence Strategy and Urban Design Guidelines.

SCHEDULE 2

1. In Schedule 1, Part A – Project, the description of the project in “Approval in summary for:” is amended by the insertion of the **bold and underlined** words and deletion of the ~~struck-out~~ words as follows:

Approval in summary for:	Concept Plan for the development of the Macquarie University Campus including 400,00m ² for commercial uses, 61,200m² <u>157,000m²</u> for academic uses, 3,450 student housing beds, <u>171,000m² for Precinct D</u> and associated infrastructure, car parking and landscaping.
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2. In Schedule 1, Part B – Definitions, the definitions are amended to include definitions for MP 06_0016 MOD 1, commercial uses and academic uses by the insertion of the **bold and underlined** words as follows:

<u>Academic Use</u>	<u>An educational establishment as defined under Ryde Local Environmental Plan 2014, including any development that is ordinarily incidental or ancillary to an educational establishment including, but not limited to, food and drink premises, childcare centres, recreational facilities and research stations (for non-commercial purposes).</u>
<u>Commercial Use</u>	<u>Commercial uses are non-academic uses that are permissible with consent in the B4 Mixed Use zone under Ryde Local Environmental Plan 2014, including the additional permitted uses at Schedule 1, Clause 11A of Ryde Local Environmental Plan 2014.</u>
<u>MP 06 0016 MOD 1</u>	<u>Section 75W to Concept Plan (MP06 0016), prepared by Ethos Urban, dated November 2017 as amended by Section 75W to Concept Plan (MP06 0016) Response to Submissions, prepared by Ethos Urban, dated August 2018</u>

3. In Schedule 1, Part B – Definitions, the definition of Statement of Commitments is amended by the insertion of the **bold and underlined** words and deletion of the ~~struck-out~~ words as follows:

~~Revised~~ Statement of Commitments at **Schedule 3** ~~submitted as part of the PPR.~~

4. In Schedule 2, Part A – Administrative Terms of Approval, A1 Development Description is amended by the insertion of the **bold and underlined** words and deletion of the ~~struck-out~~ words as follows:

A1 Development Description

- (1) Except as modified by this approval, Concept Plan approval is granted only to the carrying out of development solely within the Concept Plan area as described in the document titled “Macquarie University State Environmental Planning Policy (SEPP) amendment and Concept Plan” dated April 2008, as amended by the “Macquarie University Concept Plan and SEPP (Major Projects) Amendment Preferred Project Report” dated March 2009, prepared by JBA Planning Consultants and Cox Richardson Architects **and MP 06 0016 MOD 1** including:
- (a) The provision of an additional 400,000m² of commercial GFA and associated parking ~~outside of the Academic Core.~~
 - (b) The Provision of an additional ~~61,200m²~~ **157,000m²** of academic GFA ~~within the Academic Core.~~

- (c) The provision of an additional 3450 beds ~~within the University Housing Precincts~~ for University purposes only.
- (d) Infrastructure upgrading and improvements to the road network as required, and
- (e) Rationalisation of University car parking locations.
- (f) **A maximum of 171,000m² of GFA for Precinct D.**

5. In Schedule 2, Part A – Administrative Terms of Approval, A2 Development in Accordance with Plans and Documentation is amended by the insertion of the **bold and underlined** words as follows:

A2 Development in Accordance with Plans and Documentation

- (1) The development shall generally be in accordance with the following plans and documentation (including any appendices therein):
 - (a) “Macquarie University State Environmental Planning Policy (SEPP) amendment and Concept Plan” dated April 2008, as amended by the “Macquarie University Concept Plan and SEPP (Major Projects) Amendment Preferred Project Report” dated March 2009, prepared by JBA Planning Consultants and Cox Richardson Architects **and MP 06 0016 MOD 1.**

Except for otherwise provided by the Department’s modifications of approval as set out in Schedule 2, Part B and the Proponent’s Statement of Commitments set out in Schedule 3.

- (2) In the event of any inconsistencies between the modifications of this concept approval and the plans and documentation described in Part A, Schedule 2, the modifications of this concept approval prevail.
- (3) In accordance with Section 75P(2)(a) of the EP and A Act, where there is an approved Concept Plan, any approval given under Part 4 of the Act by Council, must be consistent with that Concept Plan.

6. In Schedule 2, Part A – Administrative Terms of Approval, A3 Gross Floor Area is amended by the insertion of the **bold and underlined** words and deletion of the ~~struck-out~~ words as follows:

A3 Gross Floor Area

- (1) **The maximum additional gross floor area for academic use across the Macquarie University campus must not exceed 157,000sqm.**
- (2) **The maximum additional gross floor area for commercial use across the Macquarie University campus must not exceed 400,000sqm.**
- (3) **The maximum total gross floor area for Precinct D must not exceed 171,000sqm. If the maximum gross floor area is not achieved in Precinct D, it can be redistributed elsewhere on the Macquarie University campus but Precinct D must not exceed a total of 171,000sqm (inclusive of existing gross floor area in Precinct D).**
- (4) **The maximum floor space ratio for any building on land identified within Macquarie University Concept Plan MP 06 0016 Floor Space Ratio Map 004 is not to exceed the floor space ratio shown for the land.**

The maximum gross floor area for each precinct is detailed in the following table:

Precinct D	136,000
Precinct E (Station North)	90,000

Precinct E (Station South)	85,000
Precinct E (Triangle South of University Avenue)	155,000
Precinct F	70,000
Academic Core	61,200

7. In Schedule 2, Part A – Administrative Terms of Approval, delete A5 Approval Authority.
8. In Schedule 2, Part A – Administrative Terms of Approval is amended by the insertion of the **bold and underlined** words after A7 Lapsing of Approval as follows:

A8 Building Height

The maximum height of any building on land identified within Macquarie University Concept Plan MP 06 0016 Height of Buildings Map 003 is not to exceed the maximum height shown for the land.

A9 Planning Secretary Directions

Consistent with the requirements in this approval, the Planning Secretary may make written directions to the Applicant in relation to:

- (a) **the content of any guidelines, strategy, study, system, plan, program, review, notification, report or correspondence submitted under or otherwise made in relation to this approval, including those that are required to be, and have been, approved by the Planning Secretary; and**
- (b) **the implementation of any actions or measures contained in any such document referred to in (a) above.**

9. In Schedule 2, Part B Modifications to the Concept Plan, B1 Car Parking is amended by the insertion of the **bold and underlined** words and deletion of the ~~struck-out~~ words as follows:

B1 Car Parking

- (1) Car parking for commercial uses shall not exceed a maximum rate of 1 space per 80m² of gross floor area ~~across Precincts E and F.~~

*Note: variations to the car parking rates could be considered only where it can be demonstrated with certainty that upon completion of **all development for commercial uses** the full development of Precincts E and F in accordance with the approved Concept Plan, compliance is achieved with the maximum prescribed car parking rate.*

- (2) The maximum car parking across the campus is 10,800 spaces, **comprising a maximum of 5,000 car parking spaces for commercial uses and 5,800 car parking spaces for other uses.** and is distributed for each precinct as follows:
- (a) ~~Precincts A, G and H (total) – 4,095 spaces~~
- (b) ~~Precinct B – 1,000 spaces~~
- (c) ~~Precinct D – 705 spaces~~
- (d) ~~Precinct E and F (total) – 5,000 spaces~~
- (3) New car parking for commercial buildings ~~within Precincts D, E and F~~ shall be located within basements (part of which may be above ground due to the slope of the site) and generally contained within the footprint of the building above. The

design of any above ground car parking shall include architectural treatment of the elevations to reduce their visual impact and dominance.

- (4) The existing at-grade and above ground car parking areas within the site shall be consolidated into four car parks around the perimeter of the Academic Core (Precincts A and B). The design of any above ground car parks shall include architectural treatment of the elevations to reduce their visual impact and dominance.

10. In Schedule 2, Part B Modifications to the Concept Plan, B2 Transport and Pedestrian Management is amended by the insertion of the **bold and underlined** words and deletion of the ~~struck-out~~ words as follows:

B2 Transport and Pedestrian Management

- (1)(a) ~~A 40% non-car mode share target shall be adopted for the academic and commercial uses on the site.~~

(b) A 62% non-car mode share target shall be adopted for the academic uses on the site.

- (2) A travel survey of the academic and commercial uses shall be undertaken every five years and identify the mode share achieved for each transport type. A report shall be submitted to the Director General of the Department of Planning and shall include a summary of the survey methodology and results and recommendations to achieve the targets **identified in (1)(a) and (1)(b)** ~~of 40% non-car mode share target.~~

11. In Schedule 2, Part B Modifications to the Concept Plan, B3 Road works is amended by the insertion of the **bold and underlined** words and deletion of the ~~struck-out~~ words as follows:

B3 Road works

(1) Indicative timing and staging plans for road intersection upgrades forming part of the Concept Plan must be addressed via agreement(s) with the Minister or Council for the relevant road and intersection works, or via a monetary contribution in lieu thereof. As part of any application that generates the need for the road intersection upgrades, details demonstrating compliance with any agreement or detailed plans for delivery of the upgrades must be provided.

- (2) The Concept Plan approval includes the following road intersection upgrades identified within Section 4.4 of the "Macquarie University Concept Plan TMAP" dated March 2009 and prepared by Cardno Eppell Olsen:
- (a) Epping Road / Balaclava Road intersection – additional through lane on Balaclava Road (south) and additional right turn lane on Balaclava Road (north)
 - (b) Epping Road / Herring Road intersection – additional through lane on Herring Road (south), additional right turn lane on Epping Road (east), two through lanes and two right turn lanes on Herring Road (north) and adjusted signal phasing.
 - (c) Waterloo Road / Herring Road intersection – left/through lane on Waterloo Road (east) and adjusted signal phasing.
 - (d) Waterloo Road / Culloden Road intersection – realign Gymnasium Road to make fourth leg at roundabout and provide two lane circulating roundabout.

- (e) Talavera Road / Christie Road intersection – additional left turn slip lane, though lane/right turn lane on Talavera Road (east), departure lane becomes full traffic lane on Talavera Road (west) and adjusted signal phasing.
- (f) Talavera Road / Herring Road intersection – adjusted signal phasing.

~~(1) Within 3 months of the date of this approval, or as otherwise agreed to by the Department, indicative timing and staging plans of the above intersection works shall be submitted to the Department. As part of any application that generates the need to undertake the above intersection works, detailed design plans for the relevant intersection upgrade(s) and a commitment to enter into a Works Authorisation Deed (or similar type of agreement) with the RTA, shall be submitted to the Department.~~

12. In Schedule 2, Part B Modifications to the Concept Plan, B4 Design Excellence and Urban Design Guidelines is amended by the insertion of the **bold and underlined** words and deletion of the ~~struck-out~~ words as follows:

B4 Design Excellence and Urban Design Guidelines

- (1) The Design Excellence Strategy and Urban Design Guidelines to be prepared ~~(as referred to on page 5 of the Statement of Commitments)~~ are to have regard to Macquarie Park Corridor DCP.
- (2) The Design Excellence Strategy and Urban Design Guidelines are to be prepared in consultation with Council and include provision for the accommodation of car parking in the basement of new buildings, including details in relation to the achievement of activated frontages, and details related to the provision of bicycle paths and associated facilities.
- (3) The Design Excellence Strategy and Urban Design Guidelines for Precinct E are to specifically address pedestrian crossing from the Macquarie Park railway station to the Academic Core, creating active frontages around the station particularly after hours, and integration of station services buildings into design of new buildings around the station plaza.
- (4) The Design Excellence Strategy and Urban Design Guidelines are to indicate the extent of setbacks required by the RTA. Such guidelines to be prepared in liaison with the RTA, having regard to the micro simulation modelling and the extent of setback required to achieve additional capacity improvements and bus priority.
- (5) The Design Excellence Strategy and Urban Design Guidelines are to be submitted ~~for approval by~~ to the Department of Planning **when revised and include a version control section that clearly documents and justifies changes made from the previous version** ~~prior to the or with the first application for new building works within each precinct.~~
- ~~(6) The Design Excellence Strategy and Urban Design Guidelines are to be revised to: include overarching design principles in relation to height, depth, building separation and horizontal dimensions; and requirements to address public amenity along edges to the public forecourt of the railway station. The revisions must be submitted and approved by the Government Architect NSW within four months of approval of MP 06 0016 MOD 1.~~
- ~~(7) An architectural design competition must be held in relation to proposed development on lots E10 and E11 where the Capital Investment Value of the development exceeds \$100 million, unless an alternative design process is endorsed by the Government Architect NSW or Planning Secretary. An architectural design competition means a competitive process conducted~~

in accordance with procedures approved by the Planning Secretary from time to time.

13. In Schedule 2, Part B Modifications to the Concept Plan, B5 Setbacks is amended by the insertion of the **bold and underlined** words and deletion of the ~~struck-out~~ words as follows:

B5 Setbacks

- (1) **Road setbacks to facilitate additional capacity improvements and bus priority as identified in drawing University Avenue Revised Concept Plan, revision number P4, prepared by TaylorThomsonWhitting, dated 02.06.17, must be endorsed by Council. Any development adjoining the University Avenue, Herring Road and Waterloo Road intersection must demonstrate the endorsed setbacks have been adhered to.** ~~An amendment to the Concept Plan is to be prepared in consultation with Council and the RTA, and approved by the Department of Planning, which makes provision for adequate setbacks along Balaclava Road (from Epping Road to University Avenue) and Waterloo Road (from Herring Road to Research Park Drive), to facilitate additional capacity improvements and bus priority, prior to or with the lodgement of the first application for new building works within Precinct E.~~
- (2) The setbacks referred to in (1) above **must** to form part of the agreements referred to in C15 of this approval.

14. In Schedule 2, Part C – Further Assessment Requirements, C3 Landscaping is amended by the insertion of the **bold and underlined** words and deletion of the ~~struck-out~~ words as follows:

C3 Landscaping

- (1) The Landscape Management Plan referred to ~~in~~ ~~on Page 4 of the Statement of Commitments~~ is to be integrated with the Design Excellence Strategy and Urban Design Guidelines referred to in B4 of this approval and is to demonstrate:
- (a) Maintenance of the bush land setting of the site.
- (b) Achievement of the landscape principles articulated in the Statement of Commitments, and as shown in Figure 26 to the Environmental Assessment Report.
- (2) The Landscape Management Plan is to be prepared for each precinct, and **made publicly available on the University's website prior to or with the first application for new building works in each precinct** ~~submitted for approval prior to or with the first application for new building works within each precinct.~~

15. In Schedule 2, Part C – Further Assessment Requirements, C4 Riparian Zone, Flooding and Storm water is amended by the insertion of the **bold and underlined** words and deletion of the ~~struck-out~~ words as follows:

C4 Riparian Zone, Flooding and Storm water

- (1) The Stormwater Management Plan and other various plans referred to ~~in~~ ~~on page 6~~ the Statement of Commitments are to be:
- (a) Integrated with the Vegetation Management Plan and Threatened Species Plan referred to ~~in~~ ~~on page 4 of the revised Statement of Commitments.~~
- (b) Revised in accordance with any modifications undertaken as part of this approval.

A copy of the Stormwater Management Plan, as updated from time to time, must be published on the University's website.

- (2) **A** The Stormwater Management Plan is to be submitted for approval with each application for new building works, as relevant.
16. In Schedule 2, Part C – Further Assessment Requirements, C6 Flora and Fauna is amended by the insertion of the **bold and underlined** words and deletion of the ~~struck-out~~ words as follows:
- C6 Flora and Fauna**
- (1) The Vegetation Management Plans, the Threatened Species Plan, and the Weed Management Plan referred to ~~in~~ **in** on page 4 of the Statement of Commitments shall detail responsibility for each action, and shall include on going measures.
- (2) **A copy of the Plans shall be published on the University's website.** ~~A copy of the Plans shall be submitted with each application for building works.~~
- (3) All future development is to be undertaken in accordance with the 'Guidelines for Development Adjoining Department Of Environment and Conservation Land' by DECC dated August 2006.
17. In Schedule 2, Part C – Further Assessment Requirements, C8 Environmental Management and Contamination is amended by the insertion of the **bold and underlined** words and deletion of the ~~struck-out~~ words as follows:
- C8 Environmental Management and Contamination**
- (1) The hazardous material audit, **a Phase 1 contamination assessment** and a targeted Phase 2 intrusive contamination assessment (**if required**) referred to ~~in~~ **in** on page 2 of the Statement of Commitments is to be prepared ~~and~~ **and** be submitted for approval with each application for building works, **as relevant to the development** ~~based on an assessment on a precinct by precinct basis.~~
18. In Schedule 2, Part C – Further Assessment Requirements, C9 Heritage / Archaeology is amended by the insertion of the **bold and underlined** words and deletion of the ~~struck-out~~ words as follows:
- C9 Heritage / Archaeology**
- (1) The Aboriginal Archaeology Strategy referred to ~~in~~ **in** on page 5 of the Statement of Commitments is to be prepared in liaison with the Metropolitan Local Aboriginal Land Council, and is to be submitted for approval prior to or with the first application for new building works within each precinct.
19. In Schedule 2, Part C – Further Assessment Requirements, C10 Access, Traffic, Transport and Parking is amended by the insertion of the **bold and underlined** words and deletion of the ~~struck-out~~ words as follows:
- C10 Access, Traffic, Transport and Parking**
- (1) The University Travel Plan (UTP) referred to ~~in~~ **in** at page 4 of the Statement of Commitments is to be prepared in liaison with Council and the RTA, and approved by the Department of Planning, prior to or with the first submission of the first application for building works for academic/educational uses within the Academic Core.
- (2) The detailed micro-simulation model referred to ~~in~~ **in** at page 2 of the Statement of Commitments is to be prepared in liaison with Council, the RTA and the Ministry of Transport and submitted to the Department of Planning for approval prior to or

with the submission of the first application for new commercial floor space on the site.

- (3) The micro simulation modelling is to be prepared on the basis that there will be no additional access to the M2 Hills Motorway.
- (4) The micro simulation modelling is to form the basis for discussion in respect of the agreement between the Minister RTA and the Proponent referred to at C15 below.
- (5) A Workplace Travel Plan referred to ~~in at page 2 of the Statement of Commitments~~ is to be prepared for each commercial development and submitted for approval prior to the occupation of that commercial development.

20. In Schedule 2, Part C – Further Assessment Requirements, C13 Construction Staging is amended by the insertion of the **bold and underlined** words and deletion of the ~~struck-out~~ words as follows:

C13 Construction Staging

- ~~(1) A Staging Plan including details of proposed bulk earth works must be submitted for approval with the first application for new building works within each precinct.~~
- ~~(2) The Staging plan is also to address those matters identified in C10 above.~~
- (3) A Construction Management Plan, an Erosion and Sedimentation Plan, and a report detailing the existing geological conditions of each development site (~~within the relevant precinct~~), and any potential geological impacts of development consistent with the Concept Plan must be submitted with any application for the development of the particular precinct or site and is to be integrated with any Vegetation Management Plan and Threatened Species Management Plan referred to in the on page 3 and 4 of the revised Statement of Commitments; and integrated with the Staging Plan referred to in C1 of this approval.

21. In Schedule 2, Part C – Further Assessment Requirements, C14 Utilities is amended by the insertion of the **bold and underlined** words and deletion of the ~~struck-out~~ words as follows:

C14 Utilities

- (1) The following plans are to be prepared and approved by the relevant agencies prior to the submission of the first application for building works:
 - (a) A detailed water supply infrastructure needs analysis is to be undertaken as indicated in at page 5 of the Statement of Commitments.
 - (b) A detailed service master plan is to be prepared.
 - (c) The water supply needs analysis and detailed service master plan to be prepared to the satisfaction of the relevant agency.
- (2) All electricity and other relevant services shall be accommodated underground, where ecological or landscape outcomes are not compromised.

22. In Schedule 2, Part C – Further Assessment Requirements, C15 Agency and Council Agreements is amended by the insertion of the **bold and underlined** words and deletion of the ~~struck-out~~ words as follows:

C15 Agency and Council Agreements

- (1) An Agreement(s) are is to be made with the Minister RTA for relevant road and intersection works or the provision of a monetary contribution in lieu of the upgrade of intersections, including any staging and bus priority measures,

nominated under Conditions B3 prior to or with the first application for new commercial floor space on the site.

- (2) Agreement(s) are to be made with Council for the construction of the shared use path on Epping Road, or the provision of a monetary contribution in lieu of the construction of the shared use path on Epping Road, in accordance with the terms of the offer dated November 2017 made by the Proponent to Council. ~~The agreement referred to in (1) above is to provide details on the staging for the road based infrastructure provision outlined in Condition B3(1) as well as the construction of missing cycleway connections on Epping Road and details of appropriate bus priority measures to be implemented throughout the University.~~
- (3) Proposed road works/significant intersections modifications along the classified road network and local street network, as identified within the agreement referred to in (1) above, are to be designed to meet the **RMS** RTA standards and endorsed by a suitably qualified and chartered engineer, and approved by the Department of Planning.
- (4) The agreement(s) referred to in (1) above are is to include provision for a Works Authorisation Deed for any works referred to in the agreement as may be required by the **RMS** RTA. The Proponent to be responsible for all public utility adjustment/relocation works and all works/regulatory signposts associated with the proposed development shall be at no cost to the **RMS** RTA.
- (5) ~~An Agreement(s) are~~ is to be made with Council for the provision of development contributions and/or agreed works in kind required for the development of the site, prior to, or with the first application for new floor space on the site.

23. In Schedule 3, insert the following table:

Subject	Commitments	Approved / Assessed by Whom	Timing
Environmentally Sustainable Development	<ul style="list-style-type: none"> ▪ Commercial development on the site shall be capable of achieving the following targets: <ul style="list-style-type: none"> - Buildings should achieve a minimum 4-star Green Star rating. - Buildings should achieve a minimum 4.5-star NABHERS rating. - Retail development will comply with any reasonable future rating tool provided by the Australian Greenhouse Rating Scheme. ▪ Each development involving external works is to provide measures to capture, retain, and minimise litter, oil, sediment, nutrients, and pollutants prior to stormwater runoff discharge to the receiving creeks. ▪ Each development is to consider opportunities for water re-use to service non-potable uses such as irrigation for landscape areas and for toilet flushing, as relevant to the scope of the proposal. 	The relevant consent authority	Each Development Application is to demonstrate consistency with these requirements as relevant to the scope of the proposal.

Subject	Commitments	Approved / Assessed by Whom	Timing
University Travel Plan	<ul style="list-style-type: none"> ▪ A University Travel Plan (UTP) will be formulated by Macquarie University for the academic / educational uses at the site only. A copy of the UTP is to be published on the University's website. ▪ Details of the academic mode share targets (staging/mode split) will be incorporated in the UTP and will be reviewed on a regular basis against achievement as per the timing above. ▪ A car parking management strategy will be developed as part of the UTP. ▪ A strategy for bicycle parking including end of trip facilities will be developed as part of the UTP. ▪ A strategy for intra-university travel will be developed as part of the UTP and will include recommendations on travel to/from university housing, connections to the rail station, and night travel. Consideration will be given to the development of a campus shuttle bus service in the UTP. 	Secretary of the Department of Planning and Environment	Prior to the first application for academic / educational uses.
Access, traffic and transport	<ul style="list-style-type: none"> ▪ A detailed micro-simulation transport model of the University internal road network and surrounding "area of influence" will be developed. The model will be used to assess in detail proposed changes to the internal road network and review internal intersection performance. The model will be utilised for assessment of project applications and to determine staging of works. The timing of the model would be based on full operation of the Epping-Chatswood rail link being realised and any major redevelopment of the Station South portion of Precinct E. ▪ Development on the site (academic and commercial) shall be consistent with the aim of the Macquarie Park Traffic Study which seeks a target of 40% non-car modal split over time. ▪ Development on the site shall promote as far as practicable reduced use of private single occupant vehicles and promote public transport use, walking and cycling – including implementation of the Macquarie University Cycle Access Plan. ▪ Commercial developments will be required to prepare a Workplace Travel Plan (WTP) for individual sites in accordance with City of Ryde DCP 2014 Part 4.5 (Section 4.4). ▪ All internal roads are to be designed and constructed consistent with the requirements of all relevant Australian Standards, and the requirements of Council and Austroads as applicable. ▪ The design facilities will permit effective, appropriate and safe use by all people, including those with disabilities in accordance with the Building Code of Australia and Australian Standard AS 1428. 	The relevant consent authority	Ongoing and prior to the first application for commercial development after the first modification of the Concept Plan (Concept Plan MOD 1).
RMS roads	<ul style="list-style-type: none"> ▪ Macquarie University shall provide for regional road upgrades in negotiation with the RMS consistent with recommendations contained in the revised TMAP as prepared by Cardno Eppell Olsen or by way of a monetary contribution in accordance with the agreement(s) with the Minister. The negotiated position shall seek to determine the appropriate schedule of works, value, responsibilities, and timing. 	Minister for Planning or their delegate.	As determined by the negotiations with the RMS, or by the time specified in the agreement(s) with the Minister where the commitment is by way of the payment of a monetary contribution.
Environmental management and contamination	<ul style="list-style-type: none"> ▪ A hazardous material audit which will include sampling and identification of asbestos and Polychlorinated Biphenyls (PCBs) will be completed to determine the extent and integrity of the hazardous building materials which exist on each development site ▪ Any demolition / removal of Polychlorinated Biphenyls 	The relevant consent authority	Each Development Application is to demonstrate consistency with these requirements, as relevant to the scope of the proposal.

Subject	Commitments	Approved / Assessed by Whom	Timing
	<p>(PCBs) and asbestos containing material will be conducted in accordance with current NSW EPA waste classification and disposal guidelines, and WorkCover occupation health and safety procedures.</p> <ul style="list-style-type: none"> ▪ A Phase 1 contamination assessment is to be prepared for each Development Application involving ground works. If recommended by the Phase 1 contamination assessment, a targeted Phase 2 intrusive contamination assessment is to be prepared to assess whether any contamination, from potential sources outside the site, has migrated onto the property. This would involve the drilling and collection of soil samples as the installation of ground water wells. In addition, limited surface soil sampling as will be conducted across any sporting fields and open spaces which may have been treated with organochlorine / organophosphate pesticides. The result of Phase 2 soil and groundwater investigations will be assessed against the relevant land-use criteria stated by NSW EPA, NEPM and ANZECC guidelines. If concentrations of contaminants exceed the relevant land-use guideline, a remedial action plan will be developed, with remediation and validation works completed in accordance with EPA guidelines, CLM Act (1997) and SEPP 55. 		
Environmental management and contamination – the Australian Film and Television School and the site of the existing service station	<ul style="list-style-type: none"> ▪ Development at particular sites (including the Australian Film and Television School and the site of the existing service station) will include a detailed soil investigation and appropriate management of any contamination, if determined. 	The relevant consent authority	Each Development Application at the site of the former Australian Film and Television School and the site of the existing service station.
Geotechnical and construction impacts	<ul style="list-style-type: none"> ▪ A report detailing the existing geotechnical conditions of each development site and any potential geotechnical impacts of development consistent with the Concept Plan shall be submitted with future development applications where ground works are proposed. ▪ A Construction Management Plan will be submitted with subsequent applications to address issues related to construction impacts such as, but not limited to, noise, vibration, dust, soil and erosion and waste materials. ▪ An Erosion and Sedimentation Control Plan will be developed for all proposals involving ground works to address the construction phase to ensure erosion and sedimentation controls will be put in place prior to any works beginning to ensure that any potential increase in run-off from removal of vegetation or leaf litter does not impact on downstream or off-site environments and development does not contribute to environmental damage # of the waterways, bushland or air quality. ▪ Buildings around the new rail station will be designed having regard to the Epping-Chatswood Rail Link Underground Infrastructure Protection Guidelines (TIDC – May 2008), with future applications accompanied by appropriate engineering advice and design measures to protect TIDC infrastructure. 	The relevant consent authority	Each Development Application is to demonstrate consistency with these requirements, as relevant to the scope of the proposal.
Flora and fauna – Preparation of Management Plans	<ul style="list-style-type: none"> ▪ A Vegetation Management Plan (VMP) is to be submitted that addresses the restoration and rehabilitation of the STIF, as relevant. A copy of the Vegetation Management Plan, as endorsed by the Secretary of the Department of Planning and Environment, is to be published on the University's website. ▪ Indirect impacts on bushland such as weeds and fire will be managed by the implementation of management plans and strategies including: <ul style="list-style-type: none"> - A Threatened Species Management Plan will be prepared to address relevant actions to 	Secretary of the Department of Planning and Environment.	With the first modification to the Concept Plan (Concept Plan MOD 1)

Subject	Commitments	Approved / Assessed by Whom	Timing
	<p>conserve threatened species across the site.</p> <ul style="list-style-type: none"> - A Weed Management Plan will be prepared as part of Project Applications to link into stormwater control strategies. ▪ A copy of the Threatened Species Management Plan and Weed Management Plan, as endorsed by the Secretary of the Department of Planning and Environment, are to be published on the University's website. 		
Flora and fauna – Ongoing Management	<ul style="list-style-type: none"> ▪ Where possible, endangered vegetation remnants will be retained and protected from further encroachment/degradation or supplemented with appropriate offsets at other remnants. ▪ Where possible, individual remnant trees outside remnant areas will be retained. ▪ Detailed flora and fauna surveys and assessments will be undertaken as part of each future application where development is proposed that may impact upon flora and fauna and STIF remnants or areas nominated as potential endangered ecological communities (EEC). ▪ Demonstrate consistency with the published Vegetation Management Plan, Threatened Species Management Plan and Weed Management Plan. 	The relevant consent authority	Each Development Application is to demonstrate consistency with these requirements, as relevant to the scope of the proposal.
Trees - Preparation of Management Plan	<ul style="list-style-type: none"> ▪ A Landscape Management Plan will be prepared for the Campus that will address. <ul style="list-style-type: none"> - Retention or replacement of planting of suitable tree species (preferably endemic and mature where possible); and - Long term preservation and maintenance of tree assets. ▪ The Landscape Management Plan, as endorsed by the Secretary of the Department of Planning and Environment, is to be published on the University's website. 	Secretary of the Department of Planning and Environment.	With the first modification to the concept plan.
Trees – Ongoing Management	<ul style="list-style-type: none"> ▪ Demonstrate consistency with the published Landscape Management Plan. 	The relevant consent authority	Each Development Application is to demonstrate consistency with these requirements, as relevant to the proposal.
Bushfire Protection	<ul style="list-style-type: none"> ▪ All habitable development within bushfire prone land within Precincts B or H will comply with the requirements of Planning for Bushfire Protection 2006 (NSW Rural Fire Service) 	The relevant consent authority	Each Development Application for habitable development in Precinct B or H
Infrastructure	<ul style="list-style-type: none"> ▪ A detailed water supply infrastructure needs analysis will be undertaken to allow for identification and controlled connection of the Mobbs Hill and Marsfield reservoirs, in consultation with Sydney Water. ▪ Duplication of the existing sewer system will be investigated with Sydney Water as development envisaged under the Concept Plan progresses, to ensure existing services may remain and new services provided as development occurs. ▪ Macquarie University will investigate all opportunities to maximise efficiency of existing Energy Australia assets in consultation with Energy Australia. ▪ Macquarie University will investigate additional power generation opportunities beyond that supplied by Energy Australia. ▪ New medium pressure gas mains will be provided as required, dependent upon take-up of existing gas supply and cogeneration power options. ▪ Water detention areas are to be provided within the development area, where appropriate. ▪ All relevant certificates and approvals, including those 	The relevant consent authority	Each Development Application, as required.

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	<p>required under Section 68 of the Local Government Act 1993 or section 73 of the Sydney Water Act 1994 will be obtained.</p>		
Heritage / archaeology	<ul style="list-style-type: none"> ▪ The Metropolitan Local Aboriginal Land Council will be requested to monitor surface works during initial construction phase. ▪ Should any Aboriginal relics or artefacts be unexpectedly discovered, then all excavations or disturbances to the area will cease and National Parks and Wildlife will be informed in accordance with section 91 of the National Parks and Wildlife Act 1974. ▪ Should any historical relics be unexpectedly discovered, all excavations and disturbance to the area will stop immediately, and the Heritage Council of NSW will be informed in accordance with section 146 of the Heritage Act 1977. 	The relevant consent authority	Each Development Application
Design Excellence and Urban Design Guidelines – Preparation	<ul style="list-style-type: none"> ▪ A Design Excellence Strategy will be prepared to ensure a quality built form and public domains achieved during the life and construction of the project. ▪ The Strategy will clearly articulate a process to achieve design excellence, and may include the preparation of site specific design guidelines and principles. ▪ Urban design guidelines will be developed to ensure design excellence is achieved in the architecture of the buildings and public domain (streets, parks and squares). This will include building designs and standards. ▪ The detailed urban design guidelines will be provided as part of precinct plans and a detailed urban design guideline will be provided. The guidelines will address the following: <ul style="list-style-type: none"> - Building form; - Heights; - Road widths; - Streetscape character; - Civic spaces; - Parking provision; - Lighting, safety and security; - Water sensitive urban design; - Energy efficiency; and - Materials and colours. <p>The guidelines will address CPTED principles for Safer by Design best practice models, to which all future applications will need to accord.</p> ▪ The Design Excellence Strategy and Urban Design Guidelines, as updated from time to time, are to be published on the University's website. 	Secretary of the Department of Planning and Environment.	With the first modification to the Concept Plan (Concept Plan MOD 1)
Design Excellence and Urban Design Guidelines – Ongoing Application	<ul style="list-style-type: none"> ▪ Demonstrate consistency with the published Design Excellence Strategy and Urban Design Guidelines. 	The relevant consent authority	Each Development Application
Riparian Zone , Flooding and Stormwater	<ul style="list-style-type: none"> ▪ Adoption of the 100-year storm event as the interim design flood level standard and that proposed structures to have 500mm freeboard to the finished floor level, 300mm freeboard for flood egress roads, and 150mm freeboard for flood egress footpaths. ▪ Location of the proposed development outside the 100-year storm flood extent as shown in the TTW report. ▪ Location of the proposed development outside the riparian zone (except for development for approved revegetation and creek rehabilitation and stabilisation works). ▪ Provision of a flood management/evacuation plan for 	The relevant consent authority	Each Development Application is to demonstrate consistency with these requirements, as relevant to the scope and location of the proposal.

Subject	Commitments	Approved / Assessed by Whom	Timing
	<p>proposed development within the PMF flood extent as shown in the TTW report.</p> <ul style="list-style-type: none"> ▪ Where required, stormwater detention storages are to be implemented to limit flow to that of the pre-development flowrates, from the 5-year to the 100-year ARI storm events. ▪ A detailed creek rehabilitation and riparian vegetation management plan will be prepared to establish a short, medium and long-term revegetation and rehabilitation strategy for the Mars and University Creeks beds, banks, and riparian zones. 		
Other matters	<ul style="list-style-type: none"> ▪ The payment of the Long Service Levy under section 34 if the Building and Construction Industry Long Service Levy Payment Act 1986 will be paid for any works costing \$25,000 or more. ▪ The University will prepare a childcare strategy, based on, amongst other things, ensuring timely notification, relocation, decanting and reopening of childcare facilities within the campus as a result of new development. 	<p>The relevant consent authority</p> <p>Director – General of the Department of Planning</p>	<p>Prior to the commencement of building works for each individual application.</p> <p>Childcare Strategy to be prepared prior to the first application for new floor space.</p>
Transitional issues	<ul style="list-style-type: none"> ▪ As the Triangle South of University Avenue is developed, at-grade parking required in the earlier stages of development will be relocated into basements of new buildings so that when the Triangle is fully developed, the open space will be provided in accordance with the Concept Plan. 	The relevant consent authority	Prior to the Triangle South of University Avenue being fully developed by 2036.