Mr Dale Clark  
Project Director  
Macquarie University  
Office of the Deputy Vice-Chancellor & Chief Operating Officer  
MACQUARIE UNIVERSITY NSW 2109

Dear Mr Clark,

RE: MACQUARIE UNIVERSITY CONCEPT PLAN (06_0016)

I refer to the above Concept Plan application lodged with the Department of Planning and wish to inform you that the Concept Plan was granted approval, subject to conditions, on 13 August 2009 by the Minister for Planning. The approval is on the basis of the attached Instrument of approval.

Please note the approval operates from the date of the Minister’s determination. Please find enclosed a copy of the approval and approved documentation.

Should you have any enquiries regarding the above matter, please contact Simon Bennett on 9228 6573 or via email at simon.bennett@planning.nsw.gov.au.

Yours sincerely

Michael File  
Director - Strategic Assessments
ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979

DETERMINATION OF MAJOR PROJECT NO. 06_0016

(File No. 9042997)

CONCEPT PLAN FOR MACQUARIE UNIVERSITY

I, the Minister for Planning, having considered the matters in section 75O(2) of the Environmental Planning & Assessment Act 1979 (the Act), determine:

a) under section 75O(1) of the Act, to approve the Concept Plan for the project as described in Schedule 1, subject to the modifications set out in Schedule 2 and the Proponent's Statement of Commitments in Schedule 3.

b) under section 75P(1)(a) and 75P2(c) that future development be subject to the requirements set out in Parts A, B and C of Schedule 2.

c) under section 75P (1)(b) of the Act, approval to carry out the project or any particular stage of the project is to be subject to the provisions of Part 4 of the Act, except where it meets the criteria in Schedule 1 of the Major Development SEPP.

d) future development subject to Part 4 of the Act is to be generally consistent with the terms of the approval of the Concept Plan, under section 75P(2)(a) of the Act.

This approval applies to the plans, drawings and documents cited by the proponent in their Environmental Assessment, Preferred Project Report and Statement of Commitments, subject to the further assessment requirements in Schedule 2.

The reasons for the further assessment requirements are to:

(a) ensure the site is appropriately managed for the proposed use;

(b) adequately mitigate the environmental impacts of the development;

(c) reasonably protect the amenity of the local area; and

(d) protect the public interest.

The Hon Kristina Keneally MP
Minister for Planning

Sydney, 13 August 2009
## SCHEDULE 1

### PART A – PROJECT

<table>
<thead>
<tr>
<th>Proponent:</th>
<th>Macquarie University</th>
</tr>
</thead>
<tbody>
<tr>
<td>Application made to:</td>
<td>Minister for Planning</td>
</tr>
<tr>
<td>Major Project Number:</td>
<td>06_0016</td>
</tr>
<tr>
<td>On land comprising:</td>
<td>Lots 7 and 8 DP 569359, Lots 14, 15 DP 814087, Lot 17 DP 856135, Part Lot 10 and Lot 11 DP 879843, Lot 14 DP 884150, Lot 15 DP 1002910, Part Lot 20 DP 1015626, Lot 10 DP 1015627</td>
</tr>
<tr>
<td>Local Government Area:</td>
<td>City of Ryde</td>
</tr>
<tr>
<td>Approval in summary for:</td>
<td>Concept Plan for the development of the Macquarie University Campus including 400,000 m² for commercial uses, 61,200 m² for academic uses, 3,450 student housing beds, and associated infrastructure, car parking and landscaping.</td>
</tr>
<tr>
<td>Capital Investment Value:</td>
<td>$1.7 billion</td>
</tr>
<tr>
<td>Type of development:</td>
<td>Concept Plan approval under Part 3A of the Act.</td>
</tr>
<tr>
<td>Determination made on:</td>
<td>13 August 2009</td>
</tr>
<tr>
<td>Determination:</td>
<td>Concept Plan approval is granted subject to the terms and further assessment requirements in Schedule 2.</td>
</tr>
<tr>
<td>Date of commencement of approval:</td>
<td>This approval commences on the date of the Minister’s approval.</td>
</tr>
<tr>
<td>Date approval will lapse:</td>
<td>5 years from the date of determination unless specified action has been taken in accordance with Section 75Y of the Act</td>
</tr>
</tbody>
</table>

### PART B – DEFINITIONS

In this approval the following definitions apply:

- **Act, the**
  NSW Environmental Planning and Assessment Act, 1979 (as amended)

- **Concept Plan**
  Plan approved by this instrument, as defined by the Environmental Assessment and Preferred Project Report.

- **Council**
  City of Ryde Council.

- **DECC**
  NSW Department of Environment and Climate Change.

- **Department, the**
  NSW Department of Planning, or its successors

- **Director-General, the**
  Director-General of the Department of Planning (or delegate).

- **Environmental Assessment (EA)**
  The Macquarie University State Environmental Planning Policy (Major Projects) amendment and Concept Plan, Volumes 1 and 2 prepared by JBA Urban Planning and Cox Richardson Architects – April 2008.

- **GFA**
  Gross floor area.

- **Macquarie Park Corridor DCP**
  City of Ryde Development Control Plan 2006, Part 4.5, Macquarie Park Corridor.

- **Macquarie University Campus**
  has the same meaning as the land identified in Part A of this schedule.

- **Minister, the**
  Minister for Planning

- **Preferred Project Report (PPR)**
<table>
<thead>
<tr>
<th>Project</th>
<th>development that is declared under Section 75B of the EP&amp;A Act to be a project to which Part 3A applies.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Proponent</td>
<td>Macquarie University or any party acting on this approval</td>
</tr>
<tr>
<td>Regulation</td>
<td>The Environmental Planning and Assessment Regulations 2000 (as amended)</td>
</tr>
<tr>
<td>Statement of Commitments</td>
<td>Revised Statement of Commitments submitted as part of the PPR.</td>
</tr>
</tbody>
</table>
SCHEDULE 2
MODIFICATIONS TO CONCEPT PLAN
CONCEPT PLAN APPLICATION NO. MP 06_0016

PART A – ADMINISTRATIVE TERMS OF APPROVAL

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 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 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.

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.

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.

A3 Gross Floor Area

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

<table>
<thead>
<tr>
<th>Precinct</th>
<th>Maximum Gross Floor Area (m²)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Precinct D</td>
<td>136,000</td>
</tr>
<tr>
<td>Precinct E (Station North)</td>
<td>90,000</td>
</tr>
<tr>
<td>Precinct E (Station South)</td>
<td>85,000</td>
</tr>
<tr>
<td>Precinct E (Triangle South of University Avenue)</td>
<td>155,000</td>
</tr>
<tr>
<td>Precinct F</td>
<td>70,000</td>
</tr>
<tr>
<td>Academic Core</td>
<td>61,200</td>
</tr>
</tbody>
</table>
**A4 Consolidated Concept Plan**

A consolidated version of the Concept Plan, combining the approved components of the Environmental Assessment, Preferred Project Report, Statement of Commitments, and modifications required by this approval, is to be submitted to the Department within 3 months of the Concept Plan approval.

**A5 Approval authority**

In the event that the Council is the consent authority for any future applications on the site, any reports specified in the Statement of Commitments to be submitted to the Director General for approval, shall be instead be required to be approved by the Council.

**A6 Approvals by the Director General**

If any of the terms of the approval specify that an agreement is to be made between the proponent and a government agency or council, all parties to the agreement are to act reasonably. If no agreement is reached within 3 months of the commencement of negotiations, the issue can be referred to the Director General for a decision. Full details of the discussions and the dispute are to be provided in order for the Director General to make a decision.

**A7 Lapsing of Approval**

Approval of the Concept Plan shall lapse 5 years after the determination date in Part A of Schedule 1, unless an application is submitted to carry out a development for which concept approval has been given.

**PART B MODIFICATIONS TO THE CONCEPT PLAN**

**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 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 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.
B2 Transport and Pedestrian Management

(1) A 40% non-car mode share target shall be adopted for the academic and commercial 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 target of 40% non-car mode share target.

B3 Road works

(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 Eppel 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 / Cullahden 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.

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

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July 2009
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 the Department of Planning prior to the or with the first application for new building works within each precinct.

B5 Setbacks

(1) 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 Balclava 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 to form part of the agreements referred to in C15 of this approval.

PART C – FURTHER ASSESSMENT REQUIREMENTS

C1 Staging of Development

(1) The Proponent shall demonstrate with each application for building works that the proposed development represents the orderly and coordinated development such that:

(a) It may be serviced by existing infrastructure, by infrastructure approved by this Concept Plan, or is capable of being serviced; and

(b) Access for vehicles and pedestrians is available and can be made available.

C2 Urban Design Details

(1) Future applications for increased height of buildings to the north of Macquarie University Station shall demonstrate by way of sections and elevations, the relationship of the proposed increase in building height with that approved by this Concept Plan.

(2) Development within Station North (Precinct E) is to be set back 43 metres from the centre line of Waterloo Road. The Urban Design guidelines for Precinct E shall demonstrate by way of Sections and Elevations how this setback is to be achieved, the proposal's relationship with the setbacks approved by this approval, as well as provision for activated frontages, and assessment of any adverse impacts including but not necessarily restricted to, visual impact and overshadowing.

C3 Landscaping

(1) The Landscape Management Plan referred to 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 submitted for approval prior to or with the first application for new building works within each precinct.
C4 Riparian Zone, Flooding and Storm water

(1) The Stormwater Management Plan and other various plans referred to on page 6 the Statement of Commitments are to be:

   a) Integrated with the Vegetation Management Plan and Threatened Species Plan referred to on page 4 of the revised Statement of Commitments.

   b) Revised in accordance with any modifications undertaken as part of this approval.

(2) The Stormwater Management Plan is to be submitted for approval with each application for new building works, as relevant.

C5 Bushfire Protection

(1) A Bushfire Management Plan is to be prepared in accordance with the requirements of 'Planning for Bushfire Protection 2006' (NSW Rural Fire Service), particularly in relation to Precinct B. The Bush Management Plan has to be prepared to the satisfaction of the NSW Rural Fire Service and submitted with each application for building works, as relevant.

(2) Uses constituting ‘Special Fire Protection Purposes’ as defined in ‘Planning for Bushfire Protection 2006’ are to be undertaken in consultation with the NSW Rural Fire Service.

C6 Flora and Fauna

(1) The Vegetation Management Plans, the Threatened Species Plan, and the Weed Management Plan referred to 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 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.

C7 Environmentally Sustainable Development

(1) The requirements in respect of environmentally sustainable development as set out at page 1 of the Statement of Commitments is to be submitted for approval with each new application for building works on the site, as relevant.

C8 Environmental Management and Contamination

(1) The hazardous material audit, and a targeted Phase 2 intrusive contamination assessment referred to on page 2 of the Statement of Commitments is to be prepared be submitted for approval with each application for building works based on an assessment on a precinct by precinct basis.

C9 Heritage / Archaeology

(1) The Aboriginal Archaeology Strategy referred to 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.

C10 Access, Traffic, Transport and Parking

(1) The University Travel Plan (UTP) referred to at page 1 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 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 RTA and the Proponent referred to at C15 below.

(5) A Workplace Travel Plan referred to at page 2 of the Statement of Commitments be prepared for each commercial development and submitted for approval prior to the occupation of that commercial development.

C11 Child Care Strategy

(1) The Child Care Strategy referred to on page 7 of the revised Statement of Commitments is to be prepared in consultation with Council, and submitted for approval prior to or with the first application for new floor space.

C12 Transitional Matters (Triangle South of University Avenue)

(1) As part of any future applications associated with the Cochlear development, the at-grade parking is to be relocated elsewhere and replaced with open space.

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 on page 3 and 4 of the revised Statement of Commitments; and integrated with the Staging Plan referred to in C1 of this approval.

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 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.
All electricity and other relevant services shall be accommodated underground, where ecological or landscape outcomes are not compromised.

**C15 Agency and Council Agreements**

1. An agreement is to be made with the RTA for relevant road and intersection works prior to or with the first application for new commercial floor space on the site.

2. 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 RTA standards and endorsed by a suitably qualified and chartered engineer, and approved by the Department of Planning.

4. The agreement referred to in (1) above is to include provision for a Works Authorisation Deed for any works referred to in the agreement as may be required by the RTA. The Proponent to be responsible for all public utility adjustment/relocation works and all works/regulated signposts associated with the proposed development shall be at no cost to the RTA.

5. An Agreement 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*.

**ADVISORY NOTES**

Requirements of Public Authorities for Connection to Services

The applicant shall comply with the requirements of any public authorities (eg. Energy Australia, Sydney Water Telstra Australia, Alinta Gas etc.) in regard to the connection to, relocation and/or adjustment of the services affected by the construction of any part of the proposed development as defined in the Concept Plan as amended. Any costs in the relocation, adjustment or support of services shall be the responsibility of the applicant. Details of compliance with the requirements of any of the relevant public authorities are to be submitted to the satisfaction of the Certifying Authority prior to the issue of the Construction Certificate.
SCHEDULE 3
PROPONE NT'S STATEMENT OF COMMITMENTS
Statement of Commitments

The following commitments have been compiled based on the environmental assessment undertaken in the preparation of this report and outlined in Section 7.8 of the originally exhibited Concept Plan. They provide a commitment by Macquarie University indicating the responsibilities and timing to implement measures to prevent potential environmental impacts that have been identified through this assessment to ensure that the project is environmentally, socially and economically sustainable, and to outline a program of works to take forward the staged development of the Macquarie University site under future project applications. New text is shown in red.

<table>
<thead>
<tr>
<th>Subject</th>
<th>Commitments</th>
<th>Approved by Whom</th>
<th>Timing</th>
</tr>
</thead>
<tbody>
<tr>
<td>Environmentally Sustainable</td>
<td>• Commercial development on the site shall be capable of achieving the following targets:</td>
<td>Director – General of the Department of Planning</td>
<td>Prior to or with submission of each Project Application for building works</td>
</tr>
<tr>
<td>Development</td>
<td>- Buildings should achieve a minimum 4-star Green Star rating.</td>
<td></td>
<td></td>
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<tr>
<td></td>
<td>- Buildings should achieve a minimum 4.5-star NABHERS rating.</td>
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<tr>
<td></td>
<td>- Retail development will comply with any reasonable future rating tool provided by the Australian Greenhouse Rating Scheme.</td>
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<tr>
<td></td>
<td>• Each development is to provide measures to capture, retain, and minimise litter, oil, sediment, nutrients, and pollutants prior to stormwater runoff discharge to the receiving creeks.</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>• A precinct-based supply vs. demand analysis will be performed at the detailed design stage of the development to provide water re-use storage system to service non-potable use such as irrigation for landscape areas and for toilet flushing.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Access, traffic and transport</td>
<td>• A University Travel Plan (UTP) will be formulated by Macquarie University for the academic / educational uses at the site only.</td>
<td>Director – General of the Department of Planning</td>
<td>Ongoing and prior to or with submission of each Project Application for building works</td>
</tr>
<tr>
<td></td>
<td>• 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. 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.</td>
<td></td>
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<td></td>
<td>• A car parking management strategy will be developed as part of the UTP.</td>
<td></td>
<td></td>
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<tr>
<td></td>
<td>• A strategy for bicycle parking including and of trip facilities will be developed as part of the UTP.</td>
<td></td>
<td></td>
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<tr>
<td></td>
<td>• 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.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Subject</td>
<td>Commitments</td>
<td>Approved by Whom</td>
<td>Timing</td>
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</tr>
<tr>
<td>Subject</td>
<td>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-Chatwood rail link being realised and any major redevelopment of the Station South portion of Precinct E. 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 (WPTP) for individual sites in accordance with City of Ryde DCP 2006 Part 4.5 (Section 6.3.9). 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. 4800 car parking spaces are to be retained for academic (4,095) and existing commercial and MURP related (705) uses on site. New car parking for non-academic uses shall be at a maximum rate as identified within the Concept Plan for each precinct.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>RTA roads</td>
<td>Macquarie University shall provide for regional road upgrades in negotiation with the RTA consistent with recommendations contained in the revised TMAP as prepared by Cardno Eppel Olsen. The negotiated position shall seek to determine the appropriate schedule of works, value, responsibilities, and timing.</td>
<td>Minister for Planning</td>
<td>As part of the Concept Plan approval and as determined by the negotiations with the RTA.</td>
</tr>
<tr>
<td>Environmental management and contamination</td>
<td>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 the site. Any demolition / removal of Polychlorinated Biphenyls (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.</td>
<td>Director – General of the Department of Planning</td>
<td>Prior to or with submission of each Project Application for building works, based on assessment on a precinct by precinct basis.</td>
</tr>
<tr>
<td>Subject</td>
<td>Commitments</td>
<td>Approved by Whom</td>
<td>Timing</td>
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| Geotechnical and construction impacts        | • A targeted Phase 2 intrusive contamination assessment 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 85.  
• 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. | Director – General of the Department of Planning | Prior to or with submission of each Project Application for building works. |
| Flora and fauna                              | • A report detailing the existing geotechnical conditions of each development site (within the relevant precinct) and any potential geotechnical impacts of development consistent with the Concept Plan shall be submitted with future project applications.  
• 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 to address both 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 if 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.  
• Ecological restoration management plans will be developed for retained flora remnants and include past and weed management.  
• As part of each Project Application that potentially affects Remnant Areas 1 – 4 of STIF, a Vegetation Management Plan (VMP) is to be submitted that addresses the restoration and rehabilitation of the STIF, as relevant. | Director – General of the Department of Planning | Prior to or with submission of each Project Application for building works. |
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<td>• Where possible, endangered vegetation remnants will be retained and protected from further encroachment/degradation or supplemented with appropriate offsets at other remnants.</td>
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<td>• Where possible, individual remnant trees outside remnant areas will be retained.</td>
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<td>• 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).</td>
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<td>• Indirect impacts on bushland such as weeds and fire will be managed by the implementation of management plans and strategies including:</td>
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<td>• A Threatened Species Management Plan will be prepared to address relevant actions to conserve threatened species across the site.</td>
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<td>• A Weed Management Plan will be prepared as part of Project Applications to link into stormwater control strategies.</td>
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<td>Trees</td>
<td>• A Landscape Management Plan will be prepared for each site that will address.</td>
<td>Director – General of the Department of Planning</td>
<td>Prior to or with submission of each Project Application for building works.</td>
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<td>o Retention or replacement of planting of suitable tree species (preferably endemic and mature where possible); and</td>
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<td>o Long term preservation and maintenance of tree assets.</td>
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<td>Bushfire Protection</td>
<td>• All habitable development will comply with the requirements of Planning for Bushfire Protection 2008 (NSW Rural Fire Service), particularly with Precinct B.</td>
<td>Director – General of the Department of Planning</td>
<td>Prior to or with submission of each Project Application for building works.</td>
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<td>Infrastructure</td>
<td>• A detailed water supply infrastructure needs analysis will be undertaken to allow for identification and controlled connection of the Mobbis Hill and Marsfield reservoirs, in consultation with Sydney Water.</td>
<td>Director – General of the Department of Planning</td>
<td>Prior to or with submission of any subsequent Project Application or commencement of building works (as applicable).</td>
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| Heritage / archaeology | - All relevant certificates and approvals, including those required under Section 68 of the Local Government Act 1993 or section 73 of the Sydney Water Act 1994 will be obtained.  
- 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. | Director – General of the Department of Planning | Prior to or with submission of each Project Application for building works. |
| Design Excellence and Urban Design Guidelines | - 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:  
  - 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. | Director – General of the Department of Planning | Prior to or with submission of each Project Application for building works and on a precinct by precinct basis. |
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| Riparian Zone, Flooding and Stormwater | • 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 proposed development within the PMF flood extent as shown in the TTW report.  
• Precinct-based 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. | Director – General of the Department of Planning | Prior to the commencement of building works for each individual application. |
| Other matters | • 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. | Director – General of the Department of Planning | Prior to the Triangle South of University Avenue being fully developed by 2031. |
| Transitional issues | • 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. | Director – General of the Department of Planning | Prior to the Triangle South of University Avenue being fully developed by 2031. |
| Contributions / VPA | • Developer Contributions will be made consistent with the terms of the Macquarie University VPA(s) presently being prepared and formalised in consultation with Macquarie University, City of Ryde Council, and other relevant parties.  
• See above for relevant arrangements for contributions to the RTA. | Minister or Director – General of the Department of Planning (as relevant). | Consistent with the terms of the VPA |