



Kiersten Fishburn  
Secretary  
Department of Planning and Environment  
4 Parramatta Square, 12 Darcy Street,  
Parramatta NSW 2150

Attention: Karen Harragon (Director – Social and Other Infrastructure Assessments)

Dear Karen,

RE: AMENDED MACQUARIE UNIVERSITY DESIGN EXCELLENCE STRATEGY AND URBAN DESIGN GUIDELINES

This letter has been prepared to inform the Department of Planning and Environment (DPE) of the recent revisions to the Macquarie University Design Excellence Strategy and Urban Design Guidelines (the Guidelines), which are required, and form part of the Part 3A Macquarie University Concept Plan (MP06\_0016).

The revisions were undertaken as a result of a recent Development Application (LDA2023/0084) at 7 and 9 Wally's Walk for the construction of a new Physics, Astronomy and Engineering (PAE) building, which was lodged and submitted to City of Ryde Council (Council) in March 2023. An assessment against the Guidelines was undertaken as part of the DA, which found that the development was generally consistent with the controls, with the exception of minor variations to the loading and servicing arrangements and the location of the pedestrian connection.

As such, the Council and the Urban Design Review Panel (UDRP) requested that the Guidelines be updated to reflect the changes and be submitted to the DPE for information, hence, the reason for this letter. A copy of the revised Guidelines (included at **Attachment A**) is therefore submitted to the Department in accordance with Condition B4(5) of the Concept Plan approval.

This letter provides a summary of the Concept Plan, the Guidelines and the specific details of the revised Guidelines.

### **Macquarie University Concept Plan**

Approved on 13 August 2009, the Concept Plan sets the planning regime and development framework for the campus over the next 25 to 40 years. Following the repeal of the University's State Significant Site (SSS) listing under Schedule 3 Part 21 of the State Environmental Planning Policy (State Significant Precincts) 2005 (now repealed), the key development standards for the campus are not contained in the Ryde LEP 2014.

Whilst the SSS listing no longer applies, the Macquarie University Concept Plan continues to apply. The approved Concept Plan will continue to apply in accordance with Schedule 2 of the Environmental Planning and Assessment (Savings, T Other Provisions) Regulation 2017. The provisions of the Concept Plan apply despite any provisions in any environmental planning instrument or development control plan. This provision provides the Concept Plan with unprecedented power and, until this provision is amended or repealed, the Concept Plan will continue to prevail over the Ryde LEP 2014 to the extent of any inconsistency.

A 75W application to modify the Concept Plan sought approval for increased height and floor space ratio controls along the campus Herring Road frontage to align with the changes to the Ryde LEP 2014, an increase in the quantum of academic floor space, and the partial removal of the precinct-by-precinct GFA limitations to provide greater flexibility to locate floor space and uses across the campus. The Section 75W modification to the Concept Plan was approved by the Minister for Planning on 9 November 2018. The modification was accompanied by an updated version of the Design Excellence Strategy and Urban Design Guidelines (the Guidelines), which were provided to Council during the public exhibition period.

## Macquarie University Design Excellence Strategy and Urban Design Guidelines

The Design Excellence Strategy and Urban Design Guidelines were prepared in accordance with Condition B4 of the Concept Plan and were submitted for endorsement as part of the Concept Plan Modification (MOD 1).

The Guidelines have been formulated to capture the overall principles and key requirements for sites across the campus. Given the planning regime that applies to the University, the University campus has been excluded from Part 4.5 of the Ryde Development Control Plan 2014. The Urban Design Guidelines now provide the 'controls' and detailed design measures for development on the campus.

The Guidelines are not prescriptive and variations are possible where appropriate justification is provided. As such, Macquarie University have updated and endorsed revisions to the Guidelines, which are further described below.

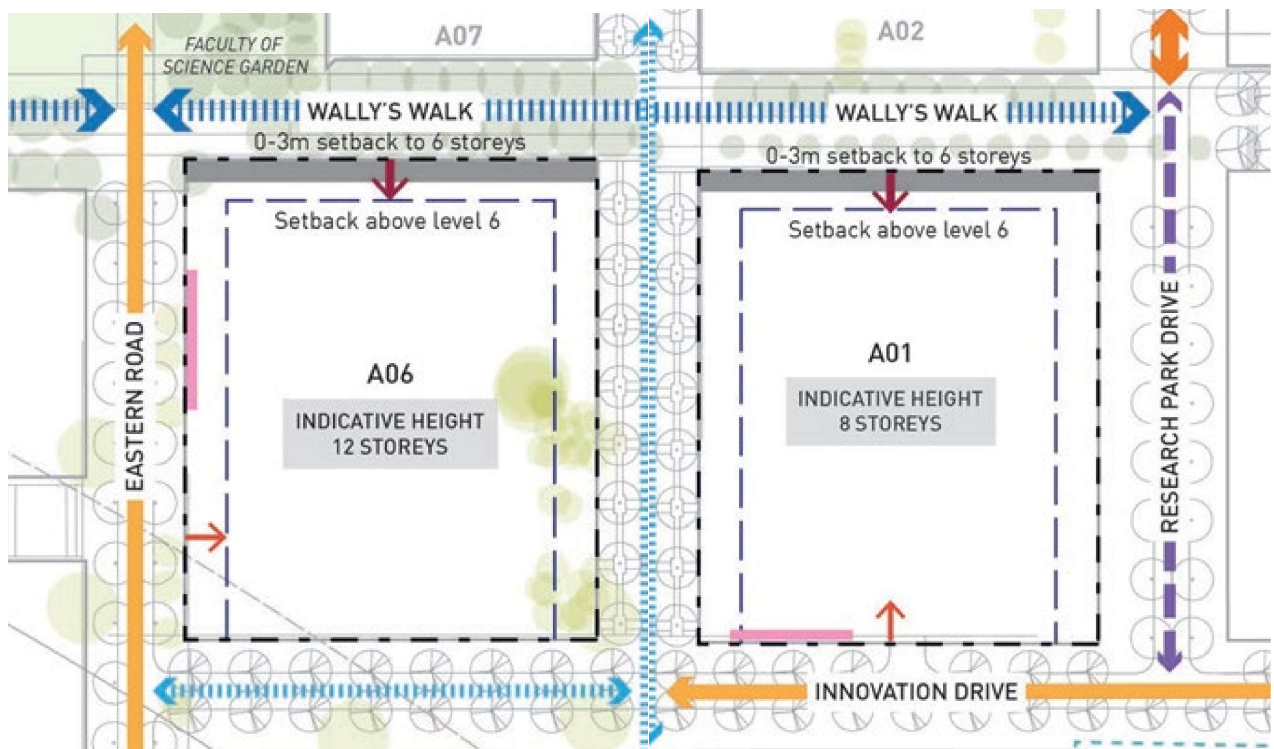
It should be noted that as a separate process, Macquarie University are in the process of undertaking a holistic review of its master plan and the approved Concept Plan and Design Guidelines and accordingly there will be further consultation that will occur in the future with the Department and other key stakeholders in this regard. Part of this process will focus on reviewing the Guidelines to ensure that they are more flexible and less stringent on future development applications.

### Description of the Revised Guidelines

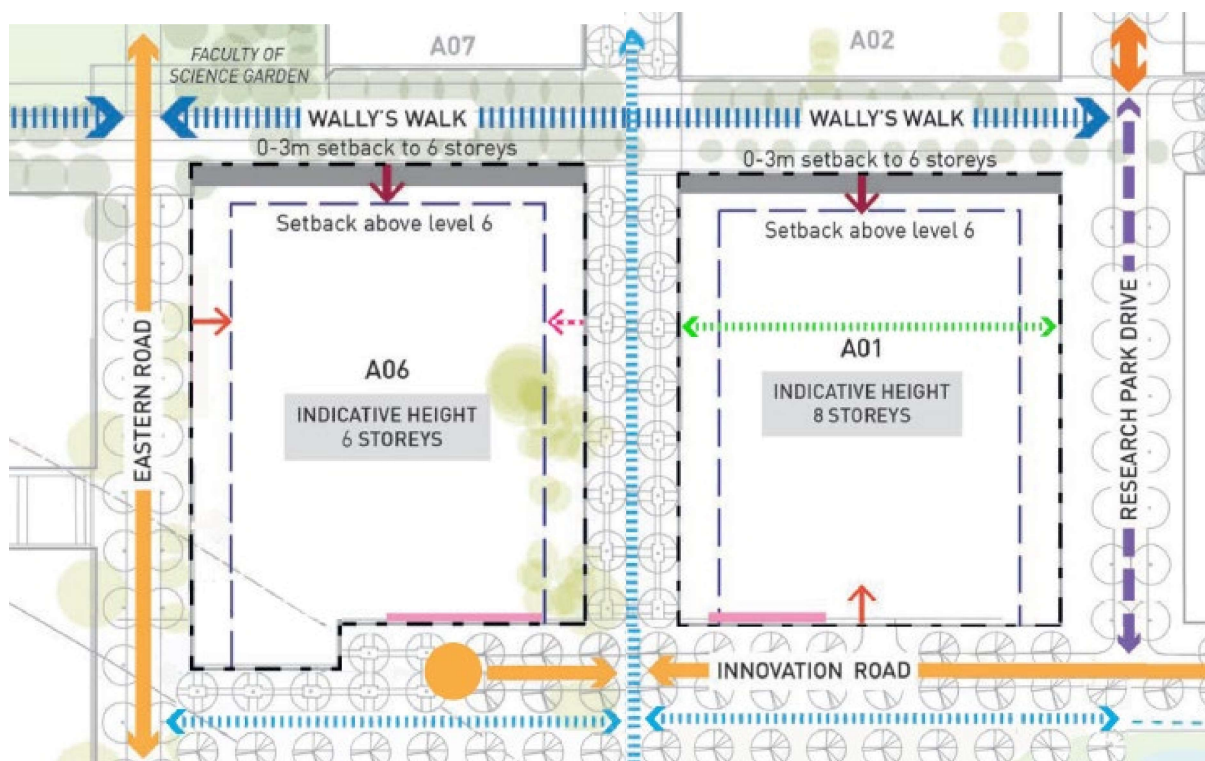
By request from Council and the UDRP, the following amendments have been made to the Guidelines:

- Revisions to Lot A06 and A01, including the:
  - Realignment of the secondary pedestrian connection along the southern boundary further south to accommodate the extension of Innovation Drive as a service lane.
  - Introduction of a new internal east-west pedestrian link through the building.

**Figure 1** below provides an excerpt of the revised Guidelines in comparison to the previous Guidelines.



**Previous Guidelines (A06 on the left and A01 on the right)**



**Revised Guidelines (A06 on the left and A01 on the right)**

*Figure 1 Excerpt of Previous and Revised Guidelines for Lot A01 and Lot A06*

Source: Woods Bagot

It should be noted that these revisions represent the fifth amendment to the Guidelines, which is detailed on page 2 of the attached.

Should you have any queries on the above matter, please do not hesitate to contact the undersigned.

Yours sincerely,

*J Churchill*

J Churchill (Aug 9, 2023 11:58 GMT+10)

**Juliette Churchill**  
Executive Director, Property

CC: City of Ryde Council

Attention: Niroshini Stephen

Senior Town Planner Development Assessment