

**ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979**

**MODIFICATION (MOD 90-7-2005) OF DEVELOPMENT CONSENT (DA 157-6-2004)**

**CONSTRUCTION AND FITOUT OF A TECHNOLOGY ORIENTATED CORPORATE COMPLEX**

**PURSUANT TO SECTION 80 OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979**

**(FILE NO. 9039516-1)**

I, the Deputy-Director General, Office of Sustainable Development, Assessments and Approvals as delegate for the Minister for Planning described in the Instrument of Delegation dated 12 September 2005, pursuant to Section 96 (2) of the *Environmental Planning & Assessment Act, 1979*, modify the development consent referred to in the attached Schedule 1 in the manner set out in the attached Schedule 2.

The reasons for the imposition of conditions are:

- (1) To update the approved plans.



Sam Haddad  
**Deputy-Director General**  
**Office of Sustainable Development, Assessments and Approvals**

Sydney, 16 September 2005

## SCHEDULE 1

### PART A—TABLE

Application Number:	MOD 90-7-2005 modifying DA 157-6-2004
Application made by:	Baulderstone Hornibrook Pty Ltd Level 10, 40 Miller Street, North Sydney
On land comprising:	1-11 Lyonpark Road, 25-37 Paul Street North, 107 Epping Road & 16-20 Giffnock Ave, North Ryde. Lot 51-52, DP 564301; Lot 1-2, DP455952; Lot C1, DP 377649; Lot 2, DP 655022; Lot 2, DP880284; Part Lot 3, DP 563085.
Local Government Area	City of Ryde Council
For the carrying out of:	Construction and partial fitout of a technology oriented campus style development comprising 2 four storey and 4 five storey buildings over a basement carpark with shared communal facilities including gymnasium, food service areas and child care centre.
<b><u>Section 96 (2) Application</u></b>	<b><u>MOD 90-7-2005 to modify DA 157-6-2004 in the following manner:</u></b> <ul style="list-style-type: none"> <li>▪ <b><u>Works and general changes to the approved loading dock areas, garbage room and generator rooms to meet tenancy requirements, including the addition of waste/recycling room and basement bin storage areas, and changes to loading dock at Core 2 to facilitate access to waste / recycling room.</u></b></li> </ul>
Development consent granted by:	Minister for Infrastructure and Planning
On:	7 November 2004
Type of development:	Section 88A State Significant Development
S.119 public inquiry held:	No
As modified:	MOD 62-4-2005 on 7 June 2005 to modify in the following manner: <ul style="list-style-type: none"> <li>▪ Insertion of definitions within Part C 'Definitions' of Schedule 1 of Development Consent DA 157-6-2004 related to above and below ground works.</li> </ul>

### PART B—NOTES RELATING TO THE MODIFICATION (MOD 90-7-2005) OF DEVELOPMENT CONSENT NO. 157-6-2004

#### ***Responsibility for other approvals / agreements***

The applicant is solely responsible for ensuring that all additional consents and agreements are obtained from other authorities, as relevant.

## SCHEDULE 2

### MODIFICATION (MOD 90-7-2005) OF DEVELOPMENT CONSENT TO DEVELOPMENT APPLICATION NO. DA 157-6-2004

*The development consent is modified as follows:*

#### PART A – ADMINISTRATIVE CONDITIONS

(a) Insert as addition to end of existing table in Condition A2, the following:

*And the following drawings, as modified and shown as clouded areas only (with drawing number as annotated by DIPNR):*

<b>Architectural (or Design) Drawings prepared by Rice Daubney:</b> And Statement of Environmental Effects entitled "Section 96 (2) Submission DA 157-6-2004 Centre court – North Ryde, Epping and Lyon Park Roads, Macquarie Park" prepared by Baulderstone Hornibrook and dated 1 July 2005.			
<b>Drawing No.</b>	<b>Revision</b>	<b>Name of Plan</b>	<b>Date</b>
T03 A S96	T1	Development Plan	22.06.2005
T04 A S96	T1	Basement Plan B1 GA Plan	22.06.2005
T05 A S96	T1	Basement Plan B2 GA Plan	22.06.2005
T06 A S96	T1	Basement 1 GA Plan	22.06.2005
T07 A S96	T1	Basement 2 GA Plan	22.06.2005
T08 A S96	T1	Basement 1 GA Plan	22.06.2005
T09 A S96	T1	Basement 2 GA Plan	22.06.2005
T10 A S96	T1	Basement 1 GA Plan	22.06.2005
T11 A S96	T1	Basement 2 GA Plan	22.06.2005
T13 A S96	T1	Ground Floor GA Plan	22.06.2005
T14 A S96	T1	Ground Floor GA Plan	22.06.2005
T24 A S96	T1	N.E. & S.W. Elevations	22.06.2005
T25 A S96	T1	N.W. & S.E. Elevations	22.06.2005
T26 A S96	T1	N. & S. Elevations	22.06.2005
T27 A S96	T1	Elevations- Building E&F – E. & W.	22.06.2005

*Except for:*

- (1) *any modifications which are 'Exempt Development' as identified in State Environmental Planning Policy 60 (SEPP 60) 'Exempt and Complying Development' and the 'Exempt and Complying Development Draft Development Control Plan No. 34', City of Ryde, or as may be necessary for the purpose of compliance with the BCA and any Australian Standards incorporated in the BCA;*
- (2) *otherwise provided by the conditions of this consent.*

***Appeals***

The applicant has the right to appeal to the Land and Environment Court under Section 97 of the *Environmental Planning and Assessment Act, 1979* (prior to 1 August 2005). The right to appeal is only available within 3 months after the date on which the applicant received this notice.

***Legal notices***

Any advice or notice to the consent authority shall be served on the Director-General.

**PART C**

The definitions within this modification are consistent with the definitions in Schedule 1 of the consent development application DA 157-6-2004.