



NSW GOVERNMENT
Department of Planning

25 MAR 2008

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Mr Oliver Klein
Principal Planner,
JBA Urban Planning Consultants
Level 7, 77 Berry Street
NORTH SYDNEY NSW 2060

Dear Mr Klein,

**COCHLEAR GLOBAL HEADQUARTERS BUILDING –
SOUTHERN PRECINCT, MACQUARIE UNIVERSITY CAMPUS
Director-General's Environmental Assessment Requirements**

I refer to your correspondence dated 18 February 2008, requesting that the proposed new Cochlear Global headquarters Building, located within the southern precinct of the Macquarie University Campus, be considered as a Major Project under the State Environmental Planning Policy (Major Projects) 2005 and that Director-General's Environmental Assessment Requirements be issued for the project.

On 4 April 2006, the Minister formed the opinion that the concept plan proposal for the wider Macquarie University campus redevelopment is a Major Project. The proposal falls within the terms of concept plan declaration and therefore a new declaration is not required. Therefore it is only the Director-General's Requirements that are attached. The Requirements were developed from information provided within your preliminary environmental assessment and consultation by the Department with key stakeholders.

It should also be noted that the Project Application can be considered and determined before the Concept Plan / SSS for the wider campus redevelopment being finalised, provided that the part of the site where Cochlear HQ building is located is not an "environmentally sensitive area of State significance" and is not affected by Clause 8N(1) of the Environmental Planning and Assessment Regulation 2000. This should be confirmed in the Environmental Assessment report.

To assist you in the preparation of the Environmental Assessment report, I have also enclosed a response received from Ryde City Council.

Section 75F(3) of the Act permits subsequent modification of the Director-General's Requirements and may be invoked to address unidentified environmental impacts. If these powers are used, you will be formally notified of changes to the Requirements.

Once you have lodged the Environmental Assessment, the Department, in consultation with other agencies where relevant and applicable, will undertake a "test of adequacy" of the submitted documentation. Following that review, if deemed adequate, the Environmental Assessment will be publicly exhibited by the Department for a minimum period of 30 days.

Please note that a project application fee of \$120,899.80 is required in accordance with Clause 245 of the Environmental Planning and Assessment Regulation 2000. The Department requests that this fee be paid prior to the commencement of exhibition of the project Environmental Assessment.

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You should keep the contact officer for this project up to date with the preparation of the Environmental Assessment and, where relevant, any emerging issues. The contact officer, James Kirby, is available during business hours on 9228 6253 or by email at james.kirby@planning.nsw.gov.au

Yours sincerely

A handwritten signature in blue ink, appearing to be 'JP' or similar, written in a cursive style.

Jason Perica
Executive Director
Strategic Sites and Urban Renewal

14/3/00

City of Ryde

Mr. James Kirby
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6 March 2008

Dear Mr. Kirby

MP 08_0032 - Cochlear Global Headquarters

Thank you for your email dated 29 February 2008 in relation to the proposed Cochlear Global Headquarters within the southern precinct of the Macquarie University campus.

The City Of Ryde thanks you for consulting with Council, in accordance with Section 75F of the Environmental Planning & Assessment Act 1979 (the Act), and allowing us to consider the views of the Council and the local community before the approval and construction of Major Projects pursuant to Part 3A of the Act.

The proposal has been reviewed by the relevant departments within the City Of Ryde. In addition to the key issues to be addressed within the project application, please find enclosed Council's comments regarding this proposal.

1. The zoning of Macquarie University is zoned Special Uses "C" University (5c), with a portion towards Herring Road zoned Business Special (Mixed Activity) (3h). As there was no plan forwarded with the exact location of the proposed building it is unclear as to the exact location of the building. The applicant will need to show permissibility with the Ryde Planning Scheme Ordinance 1979 with regards to which of the two zones the proposed building falls into.
2. Macquarie University is affected by a 1:100 year overland flow path. The flow path appears to be in the vicinity of the proposed building. The proposal will need to take into consideration the City of Ryde DCP 2006: Part 8.2 – Stormwater Management.
3. Macquarie University has some remnant bushland on site. The applicant is to refer to 'Urban Bushland in the Ryde LGA' document, prepared by Oculus in April 2001. The document can be viewed at www.ryde.nsw.gov.au.
4. The City Of Ryde has recently exhibited the draft Macquarie Park Corridor DCP and draft Public Domain Technical Manual. The draft requirements of this document are to be considered as part of the proposal. These documents

can be viewed at www.ryde.nsw.gov.au. Council has particular interest in the following:

- Urban Design
- Traffic
- Car parking
- Noise to adjacent Residential Schools/Student Accommodation
- Public Domain
- Open Space
- Street Network/Roads

5. Macquarie Park LEP 137 is being reviewed during 2008 by the City Of Ryde and will be publicly exhibited at a later date. However, a number of preliminary draft LEP maps have been prepared to assist people. The applicant may wish to view these plans with regards to the proposal. These documents can be viewed at www.ryde.nsw.gov.au.

Once again, the City Of Ryde thanks you for this chance to comment on this Major Project. It is recommended that the Department of Planning in determining the application for the Macquarie University Library give the City of Ryde the opportunity to formulate appropriate conditions to be attached and form part of any consent it may issue for such proposal.

If you wish to follow up on your query please contact me on 9952-8238, email cstephens@ryde.nsw.gov.au, or at the above address.

Yours sincerely

Claire Stephens
Client Manager – Building & Development Advisory Service

Part 3A – Project Application

Director-General's Requirements

Section 75F of the *Environmental Planning and Assessment Act 1979*

Application No.	MP 08_0032
Project	The proponent is seeking project application approval for the construction of a new Cochlear Global Headquarters within the southern precinct of the Macquarie University campus.
Site	Land known as the southern precinct of the Macquarie University Campus , Ryde, (Lot 181 and 182 DP 1112777).
Proponent	Lachlan Project Developments Pty Ltd
Date of Issue	14 March 2008
Date of Expiration	14 March 2010 (2 years from date of issue)
General Requirements	The Environmental Assessment must include: • an executive summary; • a description of the proposal comprising: ◦ textual and diagrammatic articulation of the proposal; ◦ description of the site, including cadastre and title details; ◦ design, construction, operation, maintenance, rehabilitation and staging as applicable; ◦ project objectives and need; • an assessment of the environmental impacts of the project, with particular focus on the key assessment requirements specified below; and • a statement on the validity of the Environmental Assessment, the qualifications of person(s) preparing the assessment and that the information contained in the Environmental Assessment is neither false nor misleading.
Key Issues to be addressed	Part A – Heads of Consideration • Suitability of the site; • Likely environmental, social and economic impacts; • Justification for undertaking the project; and • Public Interest. Part B – Relevant EPIs, Guidelines and other requirements to be addressed • Planning provisions applying to the site including permissibility and the provisions of all plans and policies; (SEPP 55 and Infrastructure SEPP 2007); and • Nature and extent of compliance with relevant EPIs and policies. • Consistency with the proposed concept plan for the wider campus. Part C – Key Issues to be addressed Requirements of the Department are as follows: Urban Form and Design • urban design, height, density, bulk and scale of the proposal in relation to the surrounding campus, landscape and topography; • impact on streetscape/landscape and view analysis/photomontages; • details of proposed materials, colours and finishes; and • details of proposed areas of and nature of landscaping and open space. Transport, Traffic & Access • demonstrate compliance with the RTA <i>Guidelines for Traffic Generating Development</i>; • existing traffic conditions, road network and road capacity on and in the vicinity of the site; • proposed internal road and access arrangements; • measures to promote public transport usage and modal share including bus and train networks and connections;

	• pedestrian and bicycle linkages; • proposed car parking arrangements; and • proposed emergency evacuation and public access. Biodiversity • provision of a riparian zone along the creek; • Vegetation Management Plan providing for the on-going care and improvement of the vegetated buffer along the creek; • impact of the development on any existing native flora and fauna and their habitats, including identified threatened species, having regard to the <i>Threatened Species Assessment Guidelines</i>; and • assessment of the significance/condition of any trees on the site proposed to be removed and details of tree protection measures for any trees to be retained. Stormwater drainage and flooding • flooding impacts, including details of the 1:100 year flood level, and any overland flow paths; • drainage and stormwater management, including on-site detention of stormwater, WSUD, and drainage infrastructure; Construction and operational impacts • measures to minimise construction related impacts (eg traffic, noise, vibration, dust etc) on the existing childcare centre; • any likely geotechnical impacts for the development on the site; • details of any cut and fill and whether any fill is proposed to be imported or exported to/from the site; and • noise, vibration and air pollution. ESD measures • details of the development's proposed ESD measures including thermal massing, water sensitive urban design measures, energy efficiency, recycling and waste disposal; recycling and waste disposal; Services • capacity of water, sewer, stormwater, gas, power and telecommunications infrastructure which will serve the project; and • any upgrading works to infrastructure necessary to service the development and contributions applicable under any adopted contributions plans. Part D – Draft Statement of Commitments • A Statement of Commitments detailing measures for environmental management and mitigation measures and monitoring for the project.
Consultation Requirements	During the preparation of the Environmental Assessment, you should undertake an appropriate level of consultation with the relevant Local or State government authorities, service providers, community groups and other stakeholders, including: Agencies, other authorities and groups: • City of Ryde Council; • NSW Department of Environment and Climate Change; • NSW Department of Water and Energy; • Roads and Traffic Authority; • Ministry of Transport; and • all utility providers.
Deemed refusal period	60 days
Application Fee Information	The application fee is based on the Capital Investment Value of the project as defined in the Major Projects SEPP and as set out in Clause 8H of the Environmental Planning

	and Assessment Regulation 2000. Based on the submitted Capital Investment Value of \$71,093,000, an application fee of \$120,899.80 is payable.
Landowners Consent	Landowner's consent is to be provided in accordance with the <i>Environmental Planning and Assessment Regulation 2000</i> .
Documents to be submitted	Once the draft EA has been submitted and determined to be adequate by the Department the applicant should submit: • 10 hard copies of the environmental assessment report & sets of subdivision plans; and • 5 copies of the environmental assessment report and plans on CD-ROM (in PDF – please ensure all files are less than 2Mb in size)