

07429
20 October 2008

Mike File
Director – Strategic Assessments
Department of Planning
23 – 33 Bridge Street
Sydney NSW 2000

Attention: Mary Gibbs

Dear Mary

**COCHLEAR GLOBAL HEADQUARTERS - MACQUARIE UNIVERSITY
(MP 08_0032) / RESPONSE TO SUBMISSIONS & PREFERRED PROJECT REPORT**

This Response to Submissions, revised and final Statement of Commitments and Preferred Project Report (PPR) has been prepared for the new Cochlear Global Headquarters on the Macquarie University Campus in the Macquarie Park Corridor. This PPR has been prepared to:

- Respond to issues raised by the Department of Planning, the Ministry of Transport, Sydney Water, the RTA / SRDAC, the Department of Environment and Climate Change, and Macquarie University Office of Major Projects during the exhibition and notification period.
- Amend the “overall landscape plan” to show changed and improved arrangements for access to both existing day care centres and relocation of existing playgrounds for those centres.
- Amend the site plan to show deletion of 5 car parking spaces to provide for the location of garbage compactors in accordance with the Waste Management and Reuse Plan (July 2008).
- Provide for subdivision of the development site from the wider Macquarie University, whilst retaining it in the University’s ownership.

This material has also been provided, as requested, on a disc – please see enclosed.

1.0 SUBMISSIONS FROM PUBLIC AUTHORITIES

In addressing the issues raised during the exhibition period we have prepared a table of response. This is appended for your reference along with the detailed responses by sub-consultants engaged for the project to the various issues raised. This also includes a Phase 2 Contamination Assessment for the site.

2.0 SUBDIVISION

In addition to approval for the construction of the Cochlear project, approval is sought for subdivision in accordance with the plan attached – Sheets 1 and 2 of Ref 303431-31394 dated 10 September 2008. The subdivision will result in a separate title for the Cochlear land. This title will have no effect on the University’s main title except for easements for access and services.

3.0 AMENDMENTS TO ORIGINALLY PROPOSED PLANS

Since the submission of the Project Application, ongoing refinement of the development has taken place as a result of issues raised concerning the ongoing operation of both the "Gumnut Cottage" and "Waratah" child care centres.

It is proposed to reconfigure the vehicular and pedestrian access to the western edge of the development site to improve access to the centres, in particular parallel drop-off areas and at-grade pedestrian, pram and shared access. Further, areas of playgrounds lost to the development have been relocated elsewhere within the development site. The "Gumnut Cottage" centre has gained a relocated portion of playground with an area of 690m² (the lost area being 688m²) whilst the "Waratah" centre has gained a new extended playground of 692m² (the lost area being about 155m²).

It should be noted that the "Waratah" centre will be temporarily closed during the construction of the development, with "Gumnut Cottage" remaining operational.

This has resulted in minor revisions to the landscape layout as shown in the appended plan by DEM – Stage 1 Overall Landscape Plan Drawing No. LA – 0501 Revision a08 (dated 7 October 2008).

A further change to the originally submitted plans is the deletion of 5 at-grade car parking spaces towards the southern extremity of the development site in order to accommodate the location of garbage compactors in accordance with the Waste Management and Reuse Plan (July 2008). This is reflected on the revised site plan by Toland Williams (A02 Issue B – dated 13 August 2008). The deletion of 5 spaces will result in the reduction of total parking spaces for the development from 544 to 539.

Should you have any queries about this matter, please do not hesitate to contact either Kim Bauer or myself on 9956 6962.

Yours faithfully



Oliver Klein
Principal Planner

Attached: Table of response to issues raised (including detailed responses from individual sub-consultants)
Final Statement of Commitments
Revised "overall landscape plan" by DEM
Revised "site plan" by Toland Williams
Phase 2 Contamination Assessment by Douglas Partners
Subdivision Plan by Lockley Land Title Solutions (Glenn Cox)