



## Planning

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Oliver Klein  
Associate  
JBA Planning Consultants  
Level 7, 77 Berry Street  
North Sydney NSW 2060

Dear Mr Klein

### **Major Project Request: Australian Hearing Hub, Macquarie University Campus**

Thankyou for your letter dated 3 March 2010 seeking the Minister's opinion as to whether a proposal for the Australian Hearing Hub is a Major Project under Part 3A of the *Environmental Planning and Assessment Act 1979*.

As delegate of the Director-General, I have formed the opinion that the proposal is a Major Project as described under Schedule 1, Group 7 Clause 19 of the *State Environmental Planning Policy (Major Development) 2005* being a medical research and development facility valued at more than \$15 million, and is therefore a project to which Part 3A of the Act applies for the purposes of Section 75B of the Act. This is a non discretionary project under the Major Development SEPP.

The Department is currently preparing the Director General's Environmental Assessment Requirements (DGRs) for the proposal and these will be forwarded to you once completed.

If you have any further enquiries about this matter, please do not hesitate to contact George Mobayed on 9228 6310 or via email at [george.mobayed@planning.nsw.gov.au](mailto:george.mobayed@planning.nsw.gov.au).

Yours sincerely

Daniel Keary  
**Director**  
**Government Land and Social Projects**



## Planning

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Oliver Klein  
Associate  
JBA Planning Consultants  
Level 7, 77 Berry Street  
North Sydney NSW 2060

Our ref: MP 10\_0032  
File: 10/05604-1

Dear Mr Klein,

**Director-General's Requirements for Australian Hearing Hub, Macquarie University Campus (MP 10\_0032).**

Thankyou for your request for Director-General's environmental assessment requirements (DGR's) for the above project.

The DGR's were prepared from the information provided within your application and in consultation with relevant Government agencies, including Council (attached).

Under section 75F(3) of the Act, the Director-General may alter or supplement these requirements if necessary and in light of any additional information that may be provided prior to the proponent seeking approval for the project.

Prior to exhibiting the Environmental Assessment, the Department will review the document to determine if it adequately addresses the DGR's. If the Director-General considers that the Environmental Assessment does not adequately address the DGR's, the Director-General may require the proponent to revise the Environmental Assessment to address the matters notified to the proponent.

Following this review period the Environmental Assessment will be made publicly available for a minimum period of 30 days. Please contact the Department at least two weeks before you propose to submit the Environmental Assessment to determine the fees applicable to the application.

Please also find attached with this letter, copies of submissions from other agencies addressing their key issues for the proposal. Please note that these responses have been provided to you for information only and do not form part of the DGRs for the Environmental Assessment.

If you have any enquiries about these requirements, please contact George Mobayed on 02 9228 6310 or via e-mail at [george.mobayed@planning.nsw.gov.au](mailto:george.mobayed@planning.nsw.gov.au).

Yours sincerely

  
Daniel Keary  
Director

Government Land and Social Projects

## Director-General's Requirements

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

<b>Application number</b>	MP 10_0032
<b>Project</b>	Australian Hearing Hub
<b>Location</b>	Macquarie University Campus
<b>Proponent</b>	Macquarie University
<b>Date issued</b>	1 April 2010
<b>Expiry date</b>	If the environmental assessment is not exhibited within 2 years after this date, the applicant must consult further with the Director-General in relation to the preparation of the environmental assessment.
<b>Key issues</b>	<p>The Environmental Assessment (EA) must address the following key issues:</p> <ol style="list-style-type: none"> <li> <b>1. Relevant EPI's, Policies and Guidelines to be Addressed</b>  The EA shall address planning provisions applying to the site, including permissibility and the provisions of all plans and policies including: <ul style="list-style-type: none"> <li>• Objects of the EP&amp;A Act;</li> <li>• State Environmental Planning Policy (Major Development) 2005;</li> <li>• State Environmental Planning Policy 55 - Remediation of Land;</li> <li>• NSW State Plan;</li> <li>• Sydney Metropolitan Strategy and the Draft Inner North Subregional Strategy;</li> <li>• Ryde Planning Scheme Ordinance;</li> <li>• Draft Ryde Local Environmental Plan 2008; and</li> <li>• Nature and extent of any non-compliance with relevant environmental planning instruments, plans and guidelines and justification for any non-compliance.</li> </ul> </li> <li> <b>2. Concept Plan</b>  The EA shall demonstrate consistency with Concept Plan approval MP 06_0016 dated 13 August 2009 (including relevant modifications), Statement of Commitments and justification for any areas of inconsistency. </li> <li> <b>3. Built Form / Urban Design</b> <ul style="list-style-type: none"> <li>• The EA shall address the height, bulk and scale of the proposed development within the context of the locality including the University Avenue streetscape and the Macquarie University Campus site.</li> <li>• The EA shall address design quality with specific consideration of the façade, massing, setbacks, building articulation, use of appropriate colours, materials/finishes, landscaping, safety by design and public domain in accordance with the Concept Plan approval (MP06_0016) and the <i>Macquarie Park Public Domain Technical Manual</i>.</li> <li>• The EA shall address the provision of public art in accordance with City of Ryde Council's DCP 2006.</li> </ul> </li> <li> <b>4. Environmental and Residential Amenity</b>  The EA must address solar access, acoustic privacy, visual privacy, view loss and wind impacts and achieve a high level of environmental and residential amenity. </li> </ol>

## **5. Transport & Accessibility Impacts (Construction and Operational)**

The EA shall provide a Transport & Accessibility Impact Assessment prepared in accordance with the RTA's *Guide to Traffic Generating Developments* and utilising City of Ryde Council's *Macquarie Park 2007 Base Paramics Model* whilst making reference to the *NSW Planning Guidelines for Walking and Cycling* and the *Integrated Land Use and Transport Policy*, considering the following issues:

- Traffic generation including daily and peak traffic movements likely to be generated by the proposed development, the impact on nearby intersections (internal and external to the Macquarie University campus) and the need for funding or upgrading or road improvement works (if required);
- Car parking arrangements, having regard to the Concept Plan approval (MP06\_0016), local planning controls and RTA guidelines whilst also considering accessibility of the site to public transport and campus wide parking provisions;
- Measures to promote sustainable means of transport including public transport usage, car sharing, car pooling and pedestrian and bicycle linkages in addition to addressing the potential for implementing a Workplace Travel Plan or a location-specific sustainable travel plan;
- Detail the provision of facilities to increase the non-car mode share for travel to and from the site as per the 40% non-car mode share target specified in Condition B2(1) of the Concept Plan approval (MP 06\_0016);
- Demonstrate how users of the development will be able to make travel choices that support the achievement of relevant State Plan targets;
- Detail the existing pedestrian and cycle movements within the vicinity of the site and determine the adequacy of the proposal to meet the likely future demand for increased public transport and pedestrian and cycle access with consideration to the *Ryde Bicycle Strategy and Master Plan 2007*;
- Identify measures to mitigate potential impacts for pedestrians and cyclists during the construction stage of the project;
- Details of proposed accesses and parking provisions including compliance with the relevant Australian Standards; and
- Details of service vehicle movements.

## **6. Ecologically Sustainable Development (ESD)**

The EA shall detail how the development will incorporate ESD principles in the design, construction and ongoing operation phases of the development.

The EA must demonstrate that the development can achieve a minimum 4 Green Star rating, or any other suitably accredited rating scheme.

## **7. Drainage, Stormwater and Groundwater Management**

- The stormwater design is to address any drainage, stormwater and groundwater management issues and/or impacts on City of Ryde Council's stormwater system likely to result from development on the site including on-site stormwater detention and drainage infrastructure in accordance with City of Ryde Council's DCP 2006;
- Provide an Integrated Water Management Plan including any proposed water sensitive urban design measures; and
- The EA shall address how recycled water from any nearby water recycling plants (Macquarie Park Recycled Water Scheme) could be provided to the development.

## **8. Noise and Vibration Assessment**

The EA shall address the issue of noise and vibration impact from nearby roads and railway and provide detail of how this will be managed through the design of the proposed building, in compliance with relevant Australian Standards and the Department's *Interim Guidelines for Development near Rail Corridors and Busy Roads*.

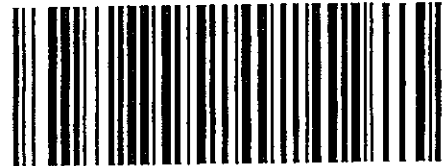
	<p><b>9. Flora and Fauna</b> The EA shall address impacts on flora and fauna, including threatened species, populations and endangered ecological communities and their habitats and steps taken to mitigate any identified impacts to protect the environment.</p> <p><b>10. Heritage</b> The EA shall consider any potential impacts on heritage.</p> <p><b>11. Construction Impacts</b> The EA shall identify measures to ameliorate potential construction impacts including vehicular / pedestrian access, noise and vibration, air quality, water quality and waste management.</p> <p><b>12. Contributions</b> The EA shall address Council's Section 94 Contribution Plan and/or details of any Voluntary Planning Agreement / Concept Plan Schedule of Contributions and Condition C15(5) of the Concept Plan approval MP 06_0016.</p> <p><b>13. Contamination</b> The EA is to demonstrate compliance that the site is suitable for the proposed use in accordance with SEPP 55.</p> <p><b>14. Consultation</b> The EA is to demonstrate how the proponent has undertaken or will undertake an appropriate and justified level of consultation in accordance with the Department's <i>Major Project Community Consultation Guidelines October 2007</i>.</p>
<b>Deemed refusal period</b>	60 days

## Plans and Documents to accompany the Application

<b>General</b>	<p>The Environmental Assessment (EA) must include:</p> <ol style="list-style-type: none"> <li>1. An executive summary;</li> <li>2. A thorough site analysis including site plans, areal photographs and a description of the existing and surrounding environment;</li> <li>3. A thorough description of the proposed development;</li> <li>4. An assessment of the key issues specified above and a table outlining how these key issues have been addressed;</li> <li>5. An assessment of the potential impacts of the project and a draft Statement of Commitments, outlining environmental management, mitigation and monitoring measures to be implemented to minimise any potential impacts of the project;</li> <li>6. The plans and documents outlined below;</li> <li>7. A signed statement from the author of the Environmental Assessment certifying that the information contained in the report is neither false nor misleading;</li> <li>8. A Quantity Surveyor's Certificate of Cost to verify the capital investment value of the project (in accordance with the definition contained in the Major Development SEPP; and</li> <li>9. A conclusion justifying the project, taking into consideration the environmental impacts of the proposal, the suitability of the site, and whether or not the project is in the public interest.</li> </ol>
<b>Plans and Documents</b>	<p>The following plans, architectural drawings, diagrams and relevant documentation shall be submitted;</p> <ol style="list-style-type: none"> <li>1. An <b>existing site survey plan</b> drawn at an appropriate scale illustrating: <ul style="list-style-type: none"> <li>• the location of the land, boundary measurements, area (sq.m) and north point;</li> <li>• the existing levels of the land in relation to buildings and roads;</li> <li>• location and height of existing structures on the site; and</li> <li>• location and height of adjacent buildings and private open space.</li> <li>• all levels to be to Australian Height Datum.</li> </ul> </li> <li>2. A <b>Site Analysis Plan</b> must be provided which identifies existing natural elements of the site (including all hazards and constraints), existing vegetation, footpath crossing levels and alignments, existing pedestrian and vehicular access points and other facilities, slope and topography, utility services, boundaries, orientation, view corridors and all structures on neighbouring properties where relevant to the application (including windows, driveways, private open space etc).</li> <li>3. A <b>locality/context plan</b> drawn at an appropriate scale should be submitted indicating: <ul style="list-style-type: none"> <li>• significant local features such as parks, community facilities and open space and heritage items;</li> <li>• the location and uses of existing buildings, shopping and employment areas;</li> <li>• traffic and road patterns, pedestrian routes and public transport nodes.</li> </ul> </li> <li>4. <b>Architectural drawings</b> at an appropriate scale illustrating: <ul style="list-style-type: none"> <li>• the location of any existing building envelopes or structures on the land in relation to the boundaries of the land and any development on adjoining land;</li> <li>• detailed floor plans, sections and elevations of the proposed buildings;</li> <li>• elevation plans providing details of external building materials and colours proposed;</li> <li>• fenestrations, balconies and other features;</li> <li>• accessibility requirements of the Building Code of Australia and the Disability Discrimination Act;</li> <li>• the height (AHD) of the proposed development in relation to the land;</li> <li>• the level of the lowest floor, the level of any unbuilt area and the level of the ground;</li> <li>• any changes that will be made to the level of the land by excavation, filling or otherwise;.</li> </ul> </li> </ol>

	<p>5. <b>Other plans / documents:</b></p> <ul style="list-style-type: none"> <li>• <b>Stormwater Concept Plan</b> - illustrating the concept for stormwater management and includes <i>DRAINS</i> modelling to determine total amount of on-site detention required;</li> <li>• <b>Erosion and Sediment Control Plan</b> – plan or drawing that shows the nature and location of all erosion and sedimentation control measures to be utilised on the site;</li> <li>• <b>Geotechnical Report</b> – prepared by a recognised professional which assesses the risk of Geotechnical failure on the site and identifies design solutions and works to be carried out to ensure the stability of the land and structures and safety of persons;</li> <li>• <b>View Analysis</b> - Visual aids such as a photomontage must be used to demonstrate visual impacts of the proposed building envelopes in particular having regard to the siting, bulk and scale relationships from key areas;</li> <li>• <b>Landscape plan</b> - illustrating treatment of open space areas on the site, screen planting along common boundaries and tree protection measures both on and off the site.</li> <li>• <b>Shadow diagrams</b> showing solar access to the site and adjacent properties at summer solstice (Dec 21), winter solstice (June 21) and the equinox (March 21 and September 21) at 9.00 am, 12.00 midday and 3.00 pm.</li> </ul>
<b>Documents to be submitted</b>	<ul style="list-style-type: none"> <li>• 1 copy of the EA, plans and documentation for the Test of Adequacy;</li> <li>• 10 hard copies of the EA (once the EA has been determined adequate);</li> <li>• 10 sets of architectural and landscape plans to scale, including one (1) set at A3 size (to scale); and</li> <li>• 10 copies of the Environmental Assessment and plans on CD-ROM (PDF format), not exceeding 5Mb in size.</li> </ul>

Our reference : DOC10/11614  
Contact : David Gathercole (02) 9995 6823



PCU003837

Mr Daniel Keary  
Director, Government Land & Social Projects Assessments  
Department of Planning  
GPO Box 39  
SYDNEY NSW 2001

Department of Planning  
Received  
Z 6 MAR 2010  
Scanning Room

Dear Mr Keary,

**Re: Part 3A Major Project Application MP 10\_0032 – Australian Hearing Hub  
– Macquarie University Campus**

I refer to your request of 15 March 2010 for the Department of Environment, Climate Change and Water's (DECCW's) requirements for the Environmental Assessment in relation to the abovementioned proposal. DECCW has considered the details of the proposal and draft Director General Requirements as provided by the Department of Planning and has no additional environmental issues or assessment requirements.

However, please be aware that if cogeneration works are proposed, an Environment Protection Licence may be required under the provisions of the *Protection of the Environment Operations Act 1997*.

If you would like to discuss these matters further, please contact David Gathercole on Ph 9995 6823.

Yours sincerely

*G. Howard 24/3/10*  
**GISELLE HOWARD**  
Director Metropolitan Region  
Environment Protection and Regulation





Our Reference:  
Your Reference:  
Contact:  
Telephone

RDC 08M274 Vol4 – SYD09/00308  
MPI0\_0032  
Ravi Ravendra  
8849 2540



The Director  
Metropolitan Projects  
NSW Department of Planning  
GPO Box 39  
Sydney NSW 2001

Attention: George Mobayed

**REQUEST FOR PROVISION OF DETAILS OF KEY ISSUES AND  
ASSESSMENT REQUIREMENTS – MAJOR PROJECT APPLICATION MP  
10\_0032 – AUSTRALIAN HEARING HUB – MACQUARIE UNIVERSITY  
CAMPUS - DIRECTOR GENERAL'S REQUIREMENTS.**

Dear Sir / Madam,

I refer to your letter of 15 March 2010 (Ref: MPI0\_0032) requesting the Roads and Traffic Authority (RTA) to provide details of key issues and assessment requirements regarding the abovementioned development for inclusion in the Director General's Environmental Assessment (EA) requirements.

The RTA would like the following issues to be included in the transport and traffic impact assessment of the proposed development:

1. It is noted that the Metropolitan Strategy has designated Macquarie Park as a "Specialised Centre" and a major focal point for regional transport connections and jobs growth. It is important that the development of the Australian Hearing Hub Development takes into consideration, and contributes to the achievement of, transport objectives contained in this and other high-level NSW Government strategies.

These strategies include the NSW State Plan and draft Inner North Subregional Strategy. These policies share the aims of increasing the use of walking, cycling and public transport; appropriately co-locating new urban development with existing and improved transport services; and improving the efficiency of the road network.

By addressing both the supply of transport services and measures to manage demand for car use, the EA report should demonstrate how users of the Hearing Hub Development, will be able to make travel choices that support the achievement of relevant State Plan targets.

2. Daily and peak traffic movements likely to be generated by the proposed development including the impact on nearby intersections and the need / associated funding for upgrading or road improvement works (if required).

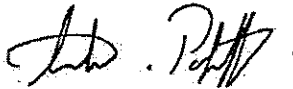
**Roads and Traffic Authority**

The key intersections to be examined / modelled include:

- Epping Road and Culloden Road
  - Epping Road and Balaclava Road
  - Epping Road and Herring Road
  - Herring Road / Waterloo Road;
  - University Ave/Western Road
3. Details of the proposed accesses and the parking provisions associated with the proposed development including compliance with the requirements of the relevant Australian Standards (ie: turn paths, sight distance requirements, aisle widths, etc).
  4. Proposed number of car parking spaces and compliance with the appropriate parking codes and any related conditions specified within the Macquarie University Concept Plan Determination (MP06-0016) dated 13 August 2009.
  5. Details of service vehicle movements (including vehicle type and likely arrival and departure times).
  6. The RTA requires the EA report to assess the implications of the proposed development for non-car travel modes (including public transport use, walking and cycling); the potential for implementing a location-specific sustainable travel plan (eg 'Travelsmart' or other travel behaviour change initiative); and the provision of facilities to increase the non-car mode share for travel to and from the site as this will facilitate the need for the site to comply with the 40% non car mode share target as specified in condition No.B2(1) of the Macquarie University Concept Plan Determination (MP06\_0016). This will entail an assessment of the accessibility of the development site by public transport.
  7. The RTA will require in due course the provision of a traffic management plan for all demolition / construction activities, detailing vehicle routes, number of trucks, hours of operation, access arrangements and traffic control measures.
  8. The EA should address the provision of public benefit, services and infrastructure having regard to Council's Section 94 Contributions Plan, and provide details of any Planning Agreement or other legally binding instrument proposed to facilitate development.
  9. Compliance with the Macquarie University Concept Plan Determination & Statement of Commitments (MP06\_0016).

Further enquiries on this matter can be directed to the nominated Landuse & Transport Planner, Ravi Ravendra on phone 8849 2540 or facsimile (02) 8849 2918.

Yours sincerely



Andrew Popoff  
A / Senior Land Use Planner  
Transport Planning, Sydney Region

25 March 2010

# City of Ryde

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Mr Daniel Keary  
Director, Government Land and Social Projects Assessments  
NSW Department of Planning  
GPO Box 39  
SYDNEY NSW 2001

29 March 2010

D10/15356

Dear Mr Keary

**DRAFT DIRECTOR-GENERAL'S REQUIREMENTS for PROPOSED AUSTRALIAN  
HEARING HUB on MACQUARIE UNIVERSITY CAMPUS (MP 10\_0032)**

Thank you for your letter received on 15 March 2010 seeking details of key issues and assessment requirements that Council considers should be included in the Director-General Requirements (DGRs) for assessment of the proposed Australian Hearing Hub (AHH) on the campus of Macquarie University (MP10\_0032) under Part 3A of the Environmental Planning and Assessment Act.

In the short time available to do so, Council has reviewed the draft Director General's Requirements (DGRs) and has identified some additional requirements and issues that it believes should be included with the DGRs prior to the final version being released to the proponent. Please find these additional issues and requirements attached.

Further, Council seeks an assurance that approval conditions of the Macquarie University Concept Plan are adhered to in consideration of the AHH application, particularly Condition C15 (5) which reads:

***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.***

Macquarie University and City of Ryde are currently negotiating an agreement to address this requirement of the Concept Plan approval.

Council appreciates the opportunity to comment upon the draft DGRs for the AHH and looks forward to participating in further discussion on the proposal.

Yours sincerely

**DRAFT**

Dominic Johnson  
**Group Manager**  
**Environment and Planning**

<b>Environmental Assessment</b>	
<b>Public Domain</b>	As the site is located on the main pedestrian / vehicle corridor through the Macquarie University Campus, consideration should be given to providing "public domain" and "street" areas that are in accordance with the <i>Macquarie Park Public Domain Technical Manual</i> .
<b>Transport Impacts (Construction and Operational)</b>	<p><b>Macquarie Park <i>Paramics</i> model</b> The Traffic Impact Study should use Council's <i>Macquarie Park 2007 Base Paramics Model</i> to test and confirm the data relating to this aspect of the development. Although located mid-campus, all access to the AHH will be from Council's roads surrounding the campus. The <i>Paramics</i> model is endorsed by the NSW Roads and Traffic Authority and will deliver accurate traffic predictions that can be adjusted as new development occurs. This can provide significant cost savings in traffic impact assessment over time.</p> <p>Access to the model can be provided by Council in accordance with Council's Fees and Charges Schedule. Use of the model will ensure consistency in terms of modelled outcomes for projects on Macquarie University Campus and within the Macquarie Park Precinct.</p> <p><b>Cycleways</b> Details of the proposed Cycleways are to be in accordance with the <i>Ryde Bicycle Strategy and Master Plan 2007</i> and Council's DCP 2006 - Part 4.5 – Section 5.3.1 - Cycleways.</p>
<b>Acoustic Environment</b>	It is noted that the DGRs do not include a reference to an acoustic study for the project. While the purpose of acoustic assessment is usually to ensure that a new use does not impact on local amenity, it is suggested that the purpose of such a study in this case would be to ensure that the proposed building is not impaired in achieving the stated objectives of a world-class medical and teaching facility for hearing due to factors relating to its location, design, fabric, construction or other factors. For sensitive monitoring, a consideration may also be the extent of vibration or percussive noise that may be transmitted from the railway operating approximately 130 metres to the north of the site.
<b>Drainage, and Stormwater and Groundwater Management</b>	<p>All drainage and stormwater plans should include drainage to and from Council land downstream and upstream of the site. This is to include demonstrated consideration of both the management and treatment of stormwater and to include Water Sensitive Urban Design.</p> <p>Stormwater and drainage details should demonstrate that the proposal will have negative impacts on Council's stormwater system.</p> <p>Consideration of Onsite Stormwater detention requirements shall be in accordance with Council's DCP 2006 - Part 8.2.</p>

## Plans and Documents to accompany the Application

<b>Plans and Documents</b>	<p><b>Site Analysis</b> that addresses the requirements of Council's DCP 2006 – Part 4.5 -, Section 1.8 – How to prepare a site analysis.</p> <p><b>Stormwater Concept Plan</b> that includes <i>DRAINS</i> modelling to determine the total amount of On site detention is required. It should clearly explain how Water Sensitive Urban Design measures are incorporated in the plan.</p>
<b>Additional Documents to be submitted</b>	<p><b>Acoustic Report</b> that addresses the impacts of existing and proposed noise sources on the proposal and how the development responds to these impacts. It is essential that the future use of the building as a world class medical and teaching facility for hearing is not compromised by unforeseen noise impacts.</p> <p><b>University Travel Plan</b> in accordance with Condition C10 of the Concept Plan Approval, 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.</p> <p><b>Public Art Plan</b> in accordance with Council's DCP 2006 - Part 4.5 Section 5.3.5 - Public Art. In this regard please note that this section of the DCP requires the provision of Public Art in all development sites in the Macquarie Park Corridor greater than 15,000m<sup>2</sup></p> <p><b>Safer By Design Evaluation</b> is to be provided, demonstrating that consideration of crime hazards and location risks have been undertaken during the design process. This is to be in addition to consideration of the proposal against Crime Prevention Through Environmental Design (CPTED) Principles. Special consideration needs to be given to people with hearing impairment who will be attending the site.</p> <p><b>Social Impact Statement</b> that addresses the special character and impacts of the proposal. This should include an assessment of people who are expected to populate the proposed building (such as teachers, medical practitioners, students etc.) and explore any special needs that arise due to its focus as a destination for people with hearing impairment. It should also address how the proposal will link to other community facilities within Macquarie Park, other parts of City of Ryde and the broader region. Are appropriate support facilities available?</p> <p><b>Waste Management Plan</b> that details how waste occurring from the demolition, construction and use of development will be managed. This should be linked to a <b>Construction Management Plan</b> which should seek to minimise disruption to traffic and activities in the Macquarie Park during the construction process</p>

24 March 2010

Daniel Keary  
Department of Planning  
GPO Box 39  
Sydney NSW 2001

Sydney  
**WATER**

Attention: George Mobayed

Dear Mr Keary,

**Re: Request for provision of details of key issues and assessment requirements  
MP10\_0032 Australian Hearing Hub Macquarie University Campus**

I refer to MP10\_0032 Australian Hearing Hub Macquarie University Campus. Sydney Water has reviewed the proposal and provides the following comments for the Department's consideration.

**Sydney Water Servicing**

Private water and sewer mains need to be laid to connect to the existing Sydney Water systems. Sydney Water will further assess the impact of the development when the proponent applies for a Section 73 Certificate. This assessment will enable Sydney Water to specify any works required as a result of the development and to assess if amplification and/or changes to the system are applicable. Sydney Water requests the Department continue to instruct proponents to obtain a Section 73 Certificate from Sydney Water.

The proponent must fund any adjustments needed to Sydney Water infrastructure as a result of any development. The proponent should engage a Water Servicing Coordinator to get a Section 73 Certificate and manage the servicing aspects of the development. Details are available from any Sydney Water Customer Centre on 13 20 92 or Sydney Water's website at [www.sydneywater.com.au](http://www.sydneywater.com.au).

**Macquarie Park Corridor Area Plan**

Sydney Water is currently nearing the completion of a feasibility study for the provision of a Recycled Water Scheme for the Macquarie Park area. This included extensive consultation with landowners. The landowners supported the provision of a centralised recycled water scheme at Macquarie Park, if the cost was affordable. The next step will be seeking approval for the allocation of funding for the scheme. Sydney Water is also awaiting confirmation of a Commonwealth grant to assist the funding of the scheme. A key issue/risk for Sydney Water will be the certainty of developers connecting to the new scheme, if approved.

To address this issue, we would request that the Department of Planning include in the response to the developer, wording similar to the SEPP (Sydney Region Growth Centres) 2006, Section 18 in regards to Water Recycling and Conservation. Sydney Water would prefer that it is mandatory that developers connect to the recycled system if available.

We would like to further discuss this issue with the Department, with the view to set up an instrument to cover all future development in this area and other areas in Sydney. Please contact Paul Saxby, Project Manager Recycled Water Development Team on 02 8849 5164.

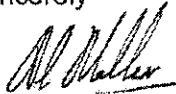
#### **Sydney Water e-planning**

Sydney Water has created a new email address for planning authorities to use to submit statutory or strategic planning documents for review. This email address is [urbangrowth@sydneywater.com.au](mailto:urbangrowth@sydneywater.com.au). The use of this email will help Sydney Water provide advice on planning projects faster, in line with current planning reforms. It will also reduce the amount of printed material being produced. This email should be used for:

- Section 62 consultations under the *Environmental Planning and Assessment Act 1979*
- consultations where Sydney Water is an adjoining land owner to a proposed development
- Major Project applications under Part 3A of the *Environmental Planning and Assessment Act 1979*
- consultations and referrals required under any Environmental Planning Instrument
- draft LEPs, SEPPs or other planning controls, such as DCPs
- any proposed development or rezoning within a 400m radius of a Sydney Water Sewage Treatment Plant
- any proposed planning reforms or other general planning or development inquiries

If you require any further information, please contact Alexandra Plumb of the Urban Growth Branch on 02 8849 6066 or e-mail [alexandra.plumb@sydneywater.com.au](mailto:alexandra.plumb@sydneywater.com.au)

Yours sincerely



Adrian Miller  
Manager Urban Growth Strategy and Planning





## Transport & Infrastructure

Centre for Transport Planning & Product Development  
Level 14, 227 Elizabeth Street  
SYDNEY NSW 2000

Mr Daniel Keary  
Director  
Government Land and Social Projects Assessments  
Department of Planning  
GPO Box 39  
SYDNEY NSW 2001

Attention: Mr George Mobayed

Dear Mr Keary,

### **REQUEST FOR DIRECTOR GENERAL'S REQUIREMENTS – AUSTRALIAN HEARING HUB (MP10\_0032), MACQUARIE UNIVERSITY**

I refer to your letter received on 15 March 2010 seeking advice on the project application for the proposed construction of a research and teaching facility at the Macquarie University Campus. New South Wales Transport and Infrastructure (NSWTI) appreciates this opportunity to provide input to this matter.

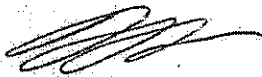
NSWTI has reviewed the draft Director General's Requirements (DGRs), together with the Preliminary Environmental Assessment Report, and makes the following suggestions for inclusion in the final DGRs:

1. Include the *Integrating Land Use and Transport* policy package and the *NSW Planning Guidelines for Walking and Cycling* as relevant policies to be addressed by the environmental assessment;
2. Items 4 and 5 under *Key Issues* should be merged under the heading "*Transport and Accessibility (construction and operation)*", so that the issue of car parking is not considered separately from transport;
3. Discussion of car parking should be refocused away from the notion of providing "sufficient on-site car parking" to consideration of appropriate levels of parking given the site's high level of access to public transport. NSWTI supports a minimalist approach to car parking provision to encourage public transport use, together with walking and cycling; and

4. A Transport and Accessibility Impact Study should be prepared to ensure a broader consideration of issues beyond traffic. The study should include measures to promote sustainable transport, including the preparation of a Workplace Travel Plan that promotes car sharing, car pooling and access to the site by public and active transport.

If you would like to discuss this matter further, please contact Ben Colmer on 9268 2259 or email [ben.colmer@transport.nsw.gov.au](mailto:ben.colmer@transport.nsw.gov.au).

Yours sincerely,

 22/03/10

David Hartmann

**A/Senior Manager**

**Centre for Transport Planning and Product Development**

CD10/01742