

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	<p>The Environmental Assessment must include:</p> <ul style="list-style-type: none"> • an executive summary; • a description of the proposal comprising: <ul style="list-style-type: none"> ◦ 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	<p>Part A – Heads of Consideration</p> <ul style="list-style-type: none"> • Suitability of the site; • Likely environmental, social and economic impacts; • Justification for undertaking the project; and • Public Interest. <p>Part B – Relevant EPIs, Guidelines and other requirements to be addressed</p> <ul style="list-style-type: none"> • 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. <p>Part C – Key Issues to be addressed</p> <p>Requirements of the Department are as follows:</p> <p>Urban Form and Design</p> <ul style="list-style-type: none"> • 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. <p>Transport, Traffic & Access</p> <ul style="list-style-type: none"> • 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.

	<p>Biodiversity</p> <ul style="list-style-type: none"> • 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. <p>Stormwater drainage and flooding</p> <ul style="list-style-type: none"> • 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; <p>Construction and operational impacts</p> <ul style="list-style-type: none"> • 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. <p>ESD measures</p> <ul style="list-style-type: none"> • 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. <p>Services</p> <ul style="list-style-type: none"> • 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. <p>Part D – Draft Statement of Commitments</p> <ul style="list-style-type: none"> • A Statement of Commitments detailing measures for environmental management and mitigation measures and monitoring for the project.
	<p>Consultation Requirements</p> <p>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:</p> <p>Agencies, other authorities and groups:</p> <ul style="list-style-type: none"> • 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.
	<p>Deemed refusal</p> <p>60 days</p>
	<p>Application Fee Information</p> <p>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.</p>
	<p>Landowners Consent</p> <p>Landowner's consent is to be provided in accordance with the <i>Environmental Planning and Assessment Regulation 2000</i>.</p>
	<p>Documents to be submitted</p> <p>Once the draft EA has been submitted and determined to be adequate by the Department the applicant should submit:</p> <ul style="list-style-type: none"> • 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)