

## Modification of Major Project Approval

### Section 75W of the *Environmental Planning & Assessment Act 1979*

I, the Executive Director of Strategic Sites and Urban Renewal as delegate of the Minister for Planning, under s.75W of the *Environmental Planning and Assessment Act 1979*, modify the Project approval referred to in Schedule 1 and modified in a manner set out in Schedule 2.



Sam Hadded  
Director-General

Dated this 3<sup>rd</sup> day of April 2009

MP08\_0032 MOD1  
File no: S08/00237-2

#### SCHEDULE 1

Project Approval is granted only to the carrying out of the following development:

- a) Subdivision of the existing title to create a separate lot for the development site, reflecting the boundary of the proposed Lot 190 in the Subdivision Plans referenced in Condition 2;
- b) A building accommodating warehouse/storage space, office facilities and research/manufacturing space to a maximum height of seven storeys, and two levels of below ground car parking in accordance with the plans referenced in Condition 2;
- c) A maximum 528 car parking spaces for the use of the development, and up to 42 motorbike parking spaces;
- d) 35 additional at-grade car spaces for the use of the adjacent Gumnut Cottage Childcare Centre and Waratah Occasional Care Centre; and
- e) Landscaping and revegetation of the north-western site of the University Creek Corridor adjacent to the site.

(MP 08\_0032) granted by the Minister for Planning on 2 January 2009.

**SCHEDULE 2**  
**CONDITIONS OF APPROVAL**  
**MAJOR PROJECT APPLICATION NO. MP 08\_0032**

Delete Conditions 4, 5, 6, 7, 10, 11 and 18 and replace with the following:

**4 Development contributions**

The proponent shall make development contributions in accordance with the terms of a voluntary planning agreement between Macquarie University, Ryde City Council, the proponent and other relevant parties. If such an agreement is not reached by completion of construction of the proposal, the proponent shall make contributions as determined by Department of Planning after consulting with Ryde City Council and having regard to Council's **City of Ryde Section 94 Development Contributions Plan 2007**.

**5 Improvement of road intersections**

The proponent shall submit the detailed design of the upgrade of the Waterloo Road / Herring Road intersection to the RTA for approval prior to the issuing of a ~~Construction~~ **Occupation** Certificate for the proposal, and complete the works as approved by the RTA prior to the issuing of an Occupation Certificate.

All upgrades to roads external to the University campus shall be designed and constructed to comply with standards and specifications agreed with the NSW Roads and Traffic Authority.

**6 Vehicle parking**

Vehicle parking for the proposal is to be designed and constructed in accordance with the following:

- a) the maximum number of car parking spaces to be provided for cars for the use of Cochlear staff is 398 spaces at basement level, 130 at-grade parking space and 42 motorbike spaces. ~~The at-grade car parking shall be phased out through the implementation of a Work Place Travel Plan to be prepared in accordance with Condition 7 of this approval.~~
- b) an additional 35 at-grade car spaces will be provided and designated for the use of the adjacent Gumnut Cottage Childcare Centre and Waratah Occasional Care Centre;
- c) the 11 car park spaces proposed for the south-eastern corner of the site shall be deleted and replaced with vegetation while retaining sufficient sealed area to permit vehicle turning in accordance with the relevant Australian Standard; and
- d) safe and direct access is to be provided from the designated disability parking spaces into the building without any barriers.
- e) **Additional landscaping shall be provided at-grade car park, including one shade tree per five spaces and landscaping to the perimeter adjacent to the childcare centres.**

**7 Work place travel plan**

The proponent shall develop a Work Place Travel Plan for the proposal with the goal of achieving 40% public transport modal share by Cochlear employees in their journey to work and submit the Plan approval by the Director, Strategic Assessments prior to the issuing of an Occupation Certificate for the development. Prior to Occupation Certificate, an information package be distributed to all employees advising of the transport options for travel to Macquarie University, an employee survey be undertaken to identify employees likely transport mode choice for journey to work and a preliminary work place travel plan be prepared and submitted to the Department of Planning. The

preliminary work place travel plan should be reviewed and finalised within six months of the issue of an Occupation Certificate and submitted for approval of the Director, Strategic Assessments and include details of the measures to be implemented to achieve a 40% public transport mode share and the on-going monitoring and reporting to be carried out to ensure the target continues to be met. ~~The Work Place Travel Plan shall also include details for the staging and timing for the phasing out of the at-grade car parking.~~

## **10 Submission of final parking, access and childcare centre design**

The proponent shall submit the final detailed design of the childcare centre parking, Cochlear staff parking, landscaping, pedestrian access and childcare playground ~~and building modification~~ to the Department for approval by the Director, Strategic Assessments prior to the issue of a Construction Certificate. Final car park landscaping is to include one tree per five (5) parking spaces, evenly distributed throughout, with additional trees at the perimeter.

## **11 Provision of childcare car parking amenities**

~~The relocation of the childcare playground for Gumnut Cottage and any accompanying modifications shall be completed prior to the issuing of a Construction Certificate for the proposal. The playground relocation works for the Waratah centre shall be completed prior to the issuing of an Occupation Certificate for the proposal and the reopening of the centre.~~

At least 20 car parking spaces shall be provided for the use of the childcare centre staff and parents at all times during construction within 100 metres of the Gumnut Cottage childcare centre, with safe pedestrian access from the car park to the centre also provided. Details of these arrangements are to be provided to the operators of the childcare centres prior to the commencement of construction.

## **18 Construction hours**

The hours of construction, including the delivery of materials to and from the site, shall be restricted as follows, unless approved by the Director, Strategic Assessments, Department of Planning:

- a) Between 7:00am and 6:00pm, Mondays to Fridays inclusive;
- b) ~~Between 8:00am and 4:00pm,~~ 7:00am and 3:00pm, Saturdays; and
- c) No work on Sundays and public holidays.