

Ms Carolyn McNally
Secretary
Department of Planning and Environment
GPO Box 39
SYDNEY NSW 2000

Attention: Natasha Harras / Ella Wilkinson

Our ref: Min2010/5

14 January 2016

Dear Ms McNally

**MODIFICATION TO MP 10_0032
PROJECT APPLICATION APPROVAL FOR AUSTRALIAN HEARING HUB**

Thank you for the opportunity to comment on the current modification application for the Australian Hearing Hub (AHH) development. Council is pleased to see that there has been progress in resolving the conditions of consent and supports the initiative to capture the road infrastructure funding in a Voluntary Planning Agreement (VPA) between Macquarie University and your Department on behalf of Roads and Maritime Services (RMS).

Council is mindful of the importance of effective traffic management and essential road infrastructure works to the future success of the Macquarie Park corridor. This need has been amplified with the establishment of the North Ryde Station Precinct followed by the Macquarie University Priority Precinct and moves by many landowners – including Macquarie Shopping Centre – to take advantage of the opportunities now presented by these new controls. The approach to secure this funding for necessary road works around the University Precinct is therefore welcomed.

Council is also keen to ensure that the structure and terms of any VPA will provide for the timely implementation of road works, particularly when Condition E1(b) of the consent has been resolved and the "relevant road and intersection" works are identified by the RMS. It may be worth referencing these timelines in the terms of the draft VPA to avoid any further delay providing the road works. Council's additional request is that terms of the VPA provide for a program of works to be prepared within a specific time frame and that it be linked to commitment of the expenditure of the \$7.2 million by an agreed date. To do otherwise may run the risk that the extent of works that can be funded by the nominated amount are diminished over time. It is considered that establishing a program of works and expenditure will help provide more certainty to achieving these outcomes.

While Council recognises that it is not a party to the proposed VPA, it would appreciate being advised by the Department when the draft document is exhibited.

Should you wish to discuss this matter further, please contact Glenn Ford, Client Manager on 9952 8227 (gford@ryde.nsw.gov.au)

Yours sincerely



Liz Coad
Acting Director
City Strategy and Planning
