

Modification of Minister's Approval

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

As delegate of the Minister for Planning and Infrastructure under delegation dated 14 September 2011, I approve the modification of the project application referred to in Schedule 1, subject to amendments to the conditions in Schedule 2.



Chris Ritchie
A/Director
Industry, Key Sites and Social Projects

Sydney *14 DECEMBER*

2013

SCHEDULE 1

Project Approval:

MP 10_0032 granted by the Director-General as delegate of the then Minister for Planning on 20 December 2010.

For the following:

Australian Hearing Hub comprising construction and fit-out of a 6 storey educational building including:

- 23,182 sqm of Gross Floor Area;
- 2 basement levels;
- 333 car spaces;
- laboratory, academic/research and office space; and
- ancillary commercial and retail uses.

Modification:

MP 10_0032 MOD 2: Defer the timing of compliance with condition E1 Traffic and Access by a further 12 months.

SCHEDULE 2 CONDITIONS

Delete condition A2(d) and (e) and replace with:

- (d) Section 75W Submission (MP 10_0032 MOD 2) prepared by JBA Planning dated 25 October 2013;
- (e) conditions of this approval; and
- (f) Proponent's Statement of Commitments (Schedule 3).

Delete condition E1 and replace with:

Access and Traffic

E1 Within 24 months of occupation of the building:

- (a) the detailed micro-simulation model, as required by Modification C10(2) in the Concept Plan MP06_0016 Approval, is to be completed in consultation with Council, the RMS, and Transport for NSW and submitted to the Department of Planning and Infrastructure for approval;
- (b) an agreement is also to be made with the RMS, as required by Modification C15(1) in the Concept Plan MP06_0016 Approval, for relevant road and intersection works within 24 months of occupation of the building;
- (c) the amendment to the Concept Plan, as required by Modification B5 in the Concept Plan MP06_0016 Approval, shall make provision for any setbacks along Balaclava Road (from Epping Road to University Avenue) and Waterloo Road (from Herring Road to Research Park Drive) to facilitate additional capacity improvements and bus priority, if identified as being required by the detailed micro-simulation model.