

Nos. 110-114 Herring Road, Macquarie Park

Section 75W Modification to MP10_0112 and
MP10_0113

August 2014

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1 Introduction

This report has been prepared to support a Section 75W application to modify the:

1. Concept Plan Approval (MP10_0112) (as modified); and
2. Stage 1 Project Approval (MP10_0113) (as modified).

The application relates to Nos. 110-114 Herring Road, Macquarie Park. Concept Plan and Stage 1 Project approvals were granted concurrently on 26 September 2012 pursuant to Section 75P (1)(a) of the *Environmental Planning and Assessment Act 1979* (the Act).

Subsequent modifications to the Concept Plan Approval and the Project Approval pursuant to Section 75W of the Act have been submitted to, and approved by, the Department of Planning and Environment (DPE). They are as follows:

- **Concept Plan MP10_0112 MOD 1**

Approved on 3 June 2013, the modification altered the approved building envelopes and resulted in a slight increase in residential FSR. The Planning Assessment Commission (PAC) whilst approving the additional FSR refused any additional parking for the approved residential floor space.

- **Concept Plan MP10_0112 MOD 2**

Approved 27 May 2014, the modification altered the apartment mix. Car parking numbers were modified as a consequence.

- **Concept Plan MP10_0112 MOD 3**

Lodged 11 June 2014, this Modification seeks to amend Condition C5 of the Approval to apply a parking rate of 1 space per 1 bedroom, 2 bedroom and 3 bedroom apartments. This application is awaiting determination by the PAC.

- **Project Approval MP10_0113 MOD 1**

Approved 27 May 2014, the modification was lodged concurrently with MP10_0112 MOD 2 to reconcile the Project Approval with the modifications approved under MP10_0112 MOD 1, and the new apartment mix and car parking numbers sought under the proposed Section 75W Modification to MP10_0112 MOD 2.

- **Project Approval MP10_0113 MOD 2**

Lodged 22 May 2014, the modification seeks to amend Condition B29 to reflect NSW's current water rating system; Condition D1 to extend the construction hours to 7.00am - 7.00pm, Monday to Friday and 8.00am - 4.00pm, Saturdays; Compliance time frames for all conditions within Part B of the approval to reflect the proposed staging for the issue of construction certificates; and defer the requirement for a Section 73 Sydney Water Certificate until prior to issue of an Occupation Certificate. This application is awaiting determination by the Department.

- **Project Approval MP10_0113 MOD 3**

Lodged 11 June 2014 concurrently with the Modification to MP10_0112 MOD 2 to reconcile the Project Approval with the Concept Approval Modification and seeks to amend Condition B1 Car Parking to apply a parking rate of 1 car space per 1 bedroom, 2 bedroom and 3 bedroom apartments. This application is awaiting determination by the PAC.

We note that the current modification application adopts all of the changes in the Section 75W modification applications presently being determined. The following outlines the further modifications that are now proposed:

Modifications to the Project

The proposed modification includes the following:

- A revised mix of apartments for Stage 1 of the development to provide three additional two bedroom units in the Brisbane Building. The new units will replace some of the approved circulation space as a result of internal planning;
- Modification to the building envelope of Brisbane;
- Modifications to the facades of Brisbane Building to reflect the changes to apartment numbers;
- Modifications to the facades of buildings Perth, Darwin and Adelaide due to changes in material selection, extent of screens and louvres, and minor amendments to the overall floor plates;
- Relocation of the community room to the Perth building. Rationalisation of the below ground plant room and relocation of the Perth loading dock has resulted in changes to the landscaping, including a plaza between the Perth and Brisbane buildings. The community room has been relocated in order to have direct access to this plaza;
- Conversion of the Sydney community room to a retail/commercial tenancy; and,
- Modifications to the landscape design to reconcile with the revised road network as approved.

To facilitate the above, modifications are sought to both the Stage 1 Project Approval (MP10_0113, as modified) and Concept Plan Approval (MP10_0112 as modified).

Modifications to the Concept Plan Approval

This application seeks to modify the Concept Plan Approval to:

- Reflect the proposed new apartment mix in the Stage 1 Project Approval.
- Reflect the proposed landscaping design.
- Rectify the discrepancy between drawing numbers shown on the instrument of approval for MP10_0112 MOD 2 and the modified drawings.
- To modify the relevant Statements of Commitments in MP10_0112 MOD1.

Modifications to the Stage 1 Project Approval

The proposed modifications to the Stage 1 Project Approval are sought for the following key reasons:

- The Stage 1 Project Approval is now inconsistent with the modifications to the Concept Plan Approval. This application will reconcile the Stage 1 Project Approval with the Concept Plan Approval as modified.
- The modification of the Stage 1 Project Approval will authorise a new apartment mix, and consequential modifications to car parking numbers and façade design.
- The modification of the Stage 1 Project Approval will reflect the proposed new landscaping concept.

The proposed modifications are a result of design development and coordination prior to Construction Certificate stage. The modifications to the Stage 1 Project Approval are illustrated on the architectural plans prepared by AJ+C Architects submitted under separate cover. The plans are proposed to replace those originally approved under Condition A2 of the Stage 1 Project Approval (MP10_0113), as modified.

2 Background

The following section outlines the background approvals for the site, including the original concept approval, Stage 1 DA and subsequent modifications.

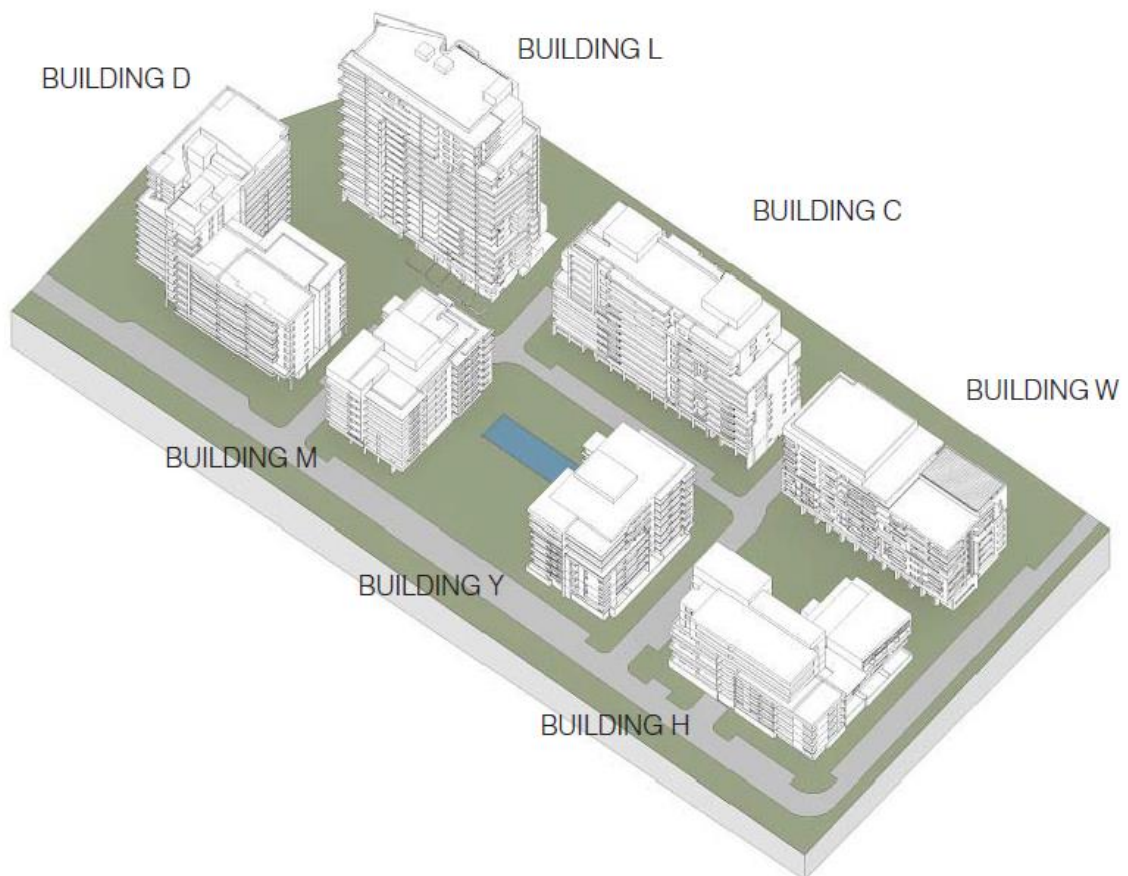
2.1 PREVIOUS PART 3A APPROVALS

2.1.1 ORIGINAL CONCEPT PLAN APPROVAL (MP10_0112)

The Concept Plan Approval, as originally approved on 26 September 2012, authorised:

- Use of the site for residential apartments, retail, commercial and basement level and at grade car parking;
- Publicly accessible open space and through site links.
- Road works and pedestrian pathways.
- Indicative building envelopes for 7 separate buildings with a maximum height of RL 138.45 (refer to Figure 5).
- A maximum FSR 2.13:1 and a maximum GFA of 47,650m².

FIGURE 1 – MP10_0112 CONCEPT PLAN (PREPARED BY AJ + C)



2.1.2 ORIGINAL STAGE 1 PROJECT APPROVAL (MP10_0113)

The Stage 1 Project Approval was lodged and approved concurrently with the Concept Application and authorised mixed use residential, retail and commercial development incorporating:

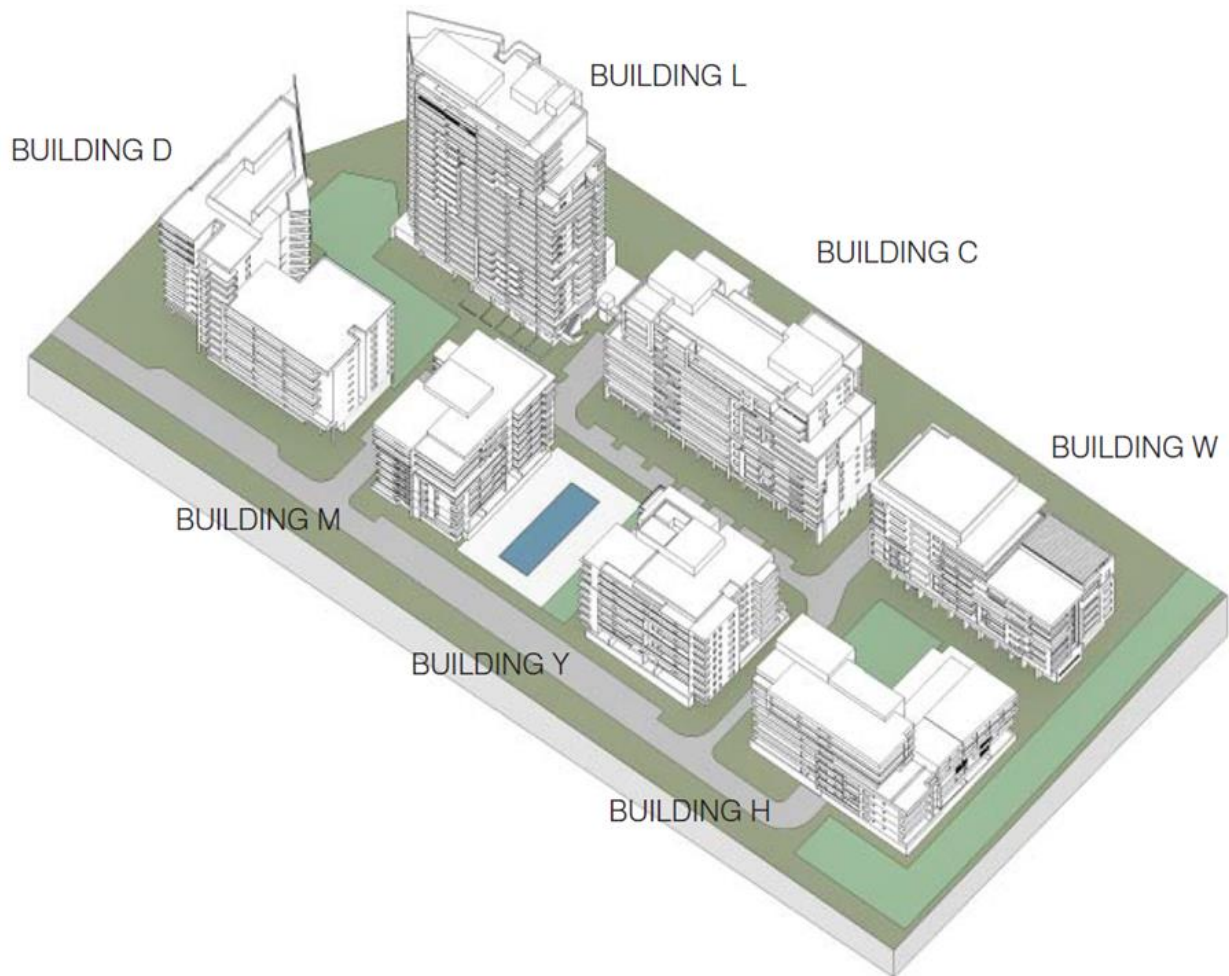
- Demolition and excavation.
- Construction of four residential buildings (Buildings H, W, C and Y), retail and commercial floor space.
- Basement car parking.
- Landscaping and public domain works around the buildings, including lift and stairs to Epping Road.
- Publicly accessible open space and through site links.
- Road works.
- Reduction of the height of Building C from 15 storeys (RL122.25m) to a maximum of 13 storeys (RL116.25m).
- Reduction of the height of the 13 storey portion of Building W (RL115.05m) to 11 storeys (RL105.95m).
- Provision of a minimum of 1,665m² central park publicly accessible open space and through site links.

2.1.3 MODIFICATION OF CONCEPT APPROVAL (MP10_0112 MOD 1)

The first modification (MOD 1) to the Concept Plan Approval was approved on 3 June 2013 and authorised:

- Use of the site for residential apartments, retail, commercial and basement level and at grade car parking.
- Publicly accessible open space and landscaped areas.
- Internal and public roads.
- Indicative building envelopes for 7 separate buildings with a maximum height of RL 144.650.
- A maximum FSR 2.28:1 and a maximum GFA of 51,139m².
- A minimum of 1,210m² of non-residential GFA.
- Revised building envelopes for the Adelaide, Darwin, Perth and Brisbane buildings (Buildings H,Y, W and C, respectively) resulting in additional GFA (see Figure 6).

FIGURE 2 – MP10_0112 MOD 1 CONCEPT PLAN (PREPARED BY AJ + C)



2.1.4 MODIFICATION OF CONCEPT APPROVAL (MP10_0112 MOD 2)

The Modification was approved on 27 May 2014 and alters the apartment mix. Car parking numbers were altered to reflect the new apartment mix.

2.1.5 MODIFICATION OF STAGE 1 APPROVAL (MP10_0113 MOD 1)

The modification application was approved on 27 May 2014 to ensure that the Stage 1 Project Approval (MP10_0113) reflects the modifications to the Concept Plan Approval (MP10_0112 MOD 1).

The Stage 1 Project Approval has been modified to:

- Reflect the proposed new apartment mix, and consequential modifications to car parking numbers and façade design. The proposed modification will provide parking in accordance with the car parking rates imposed under condition C5 of MP10_0112 MOD1.
- Reflect the proposed new building names.
- Rectify the discrepancy between drawing numbers shown on the Concept Plan Approval (MP10_0112 MOD1) and the actual drawings as a result of a typographical error within the S75W modification application lodged in January 2013.

2.1.6 MODIFICATION OF STAGE 1 APPROVAL (MP10_0113 MOD 2)

The modification was lodged 22 May 2014 to amend:

- Condition B29 to reflect NSW's current water rating system;
- Condition D1 to extend the construction hours to 7.00am - 7.00pm, Monday to Friday and 8.00am - 4.00pm, Saturdays to reflect Ryde Council's standard hours;
- Compliance time frames for all conditions within Part B of the approval to reflect the proposed staging for the issue of construction certificates;
- Defer the requirement for a Section 73 Sydney Water Certificate until prior to issue of an Occupation Certificate.

This application is recommended for approval and is awaiting determination.

2.1.7 MODIFICATION OF CONCEPT APPROVAL (MP10_0112 MOD 3)

A modification application was lodged on 11 June 2014 to modify Concept Plan Approval MP10_0112 MOD1, specifically relating to Condition C5 of that approval. The modification seeks to modify Condition C5 of MP10_0112 as modified, to apply a car parking rate of 1 car space per 1, 2 and 3 bedroom unit. This application is currently under assessment and awaiting determination.

2.1.8 PROPOSED MODIFICATION TO STAGE 1 PROJECT APPROVAL (MP10_0113 MOD 3)

The Modification was lodged concurrently with the Concept Application Modification and seeks to amend Condition B1 Car Parking to apply a parking rate of 1 car space per 1 bedroom, 2 bedroom and 3 bedroom apartments. This application is currently under assessment and awaiting determination.

3 Statutory Framework

3.1 PART 3A TRANSITIONAL PROJECTS

The project was declared to be a project to which Part 3A of the Act applies on 1 December 2008.

Following the repeal of Part 3A of the Act on 1 October 2011, the project continues to be subject to Part 3A of the Act pursuant to the transitional provisions provided in Schedule 6A of the Act as follows:

Transitional arrangements—repeal of Part 3A

- 1) *The following are, subject to this Schedule, transitional Part 3A projects:*
 - (a) *an approved project (whether approved before or after the repeal of Part 3A),*
 - (b) *a project that is the subject of an approved concept plan (whether approved before or after the repeal of Part 3A),*
 - (c) *a project for which environmental assessment requirements for approval to carry out the project, or for approval of a concept plan for the project, were last notified or adopted within 2 years before the relevant Part 3A repeal date (unless the environmental assessment is not duly submitted on or before 30 November 2012 or on or before such later day as the Director-General may allow by notice in writing to the proponent),*
 - (d) *a project for which an environmental assessment (whether for approval to carry out the project or for approval of a concept plan for the project) was duly submitted before the relevant Part 3A repeal date.*

As the project is the subject of a Project Approval and a Concept Plan Approval, Part 3A of the Act continues to apply.

3.2 SECTION 75W OF THE ACT

Pursuant to Part 3A of the Act(as in force prior to its repeal), Section 75W provides that the proponent may request the Minister to modify the Minister's approval for a project (including a project approval or a concept plan approval). Such modifications may include:

- (a) *revoking or varying a condition of the approval or imposing an additional condition of the approval, and*
- (b) *changing the terms of any determination made by the Minister under Division 3 in connection with the approval.*

Section 75W does not limit the circumstances in which the Minister may modify a determination made under Division 3 in connection with the approval of a concept plan.

Further, clause 3C of Schedule 6A of the Act provides that s75W continues to apply for the purpose of the modification of a concept plan approved before or after the repeal of Part 3A.

Legal advice from Norton Rose Australia dated 26 November 2012 has previously been submitted in relation to the modifications approved for the Concept Plan, and their consistency with the provisions of s75W. As the proposed modifications to the Project Approval reflect the modified Concept Plan, the advice from Norton Rose, reproduced below, is considered to still apply.

As you would be aware, the requirements of s75W of the Environmental Planning & Assessment Act 1979 (EP&A Act) have been considered by the Courts on several occasions. The Land and Environment Court has observed that the language of s75W is not constrained by the qualification (contained in s96 of the EP&A Act) that the

development as modified be "substantially the same" as the development already approved (Williams v Minister for Planning (2009) 164 LGERA 204). In other words, the power under s75W to modify is broader than the test under s96. Biscoe J expressed the test another way, by stating that s75W does not contemplate a "radical transformation" of the terms of an existing approval (Williams v Minister).

The Court of Appeal subsequently cautioned against seeking to use any descriptive phrase to substitute for or explain the statutory language in s75W. That Court has noted that "the fact that there are no express standards to be applied in considering whether a particular request falls within the terms of the section itself gives rise to an inference that no essential precondition to the consideration of a request was intended" (Barrick Australia Ltd v Williams (2009) 74 NSWLR 733 at 401).

We submit that the modifications proposed by this application do not constitute a 'radical transformation' to the Stage 1 Project Approval or Concept Plan Approval:

- The proposed use is the same as that approved under the Concept Plan Approval and Stage 1 Project Approval.
- There are minor variations proposed to the building envelope for the Brisbane Building. The modification provides a more complete southern façade.
- There will be no reduction of public open space on the site.

This report:

- Demonstrates that the proposed modifications comply with the relevant environmental planning instruments and policies.
- Addresses environmental impacts that may occur as a result of the proposed modifications.
- Justifies how the proposed modifications are consistent with the provisions of s75W of the Act.

4 The Proposed Modifications

4.1 MODIFICATIONS TO THE PROJECT

The modifications proposed to the project by this application include the following:

- A revised mix of apartments for Stage 1 of the development to provide three additional two bedroom units in the Brisbane Building. The new units will replace some of the approved circulation space as a result of internal planning;
- Modification to the building envelope of Brisbane;
- Modifications to the facades of Brisbane Building to reflect the changes to apartment numbers;
- Modifications to the facades of buildings Perth, Darwin and Adelaide due to changes in material selection, extent of screens and louvres, and minor amendments to the overall floor plates;
- Relocation of the community room to the Perth building. Rationalisation of the below ground plant room and relocation of the Perth loading dock has resulted in changes to the landscaping, including a plaza between the Perth and Brisbane buildings. The community room has been relocated in order to have direct access to this plaza;
- Conversion of the Sydney community room to a retail/commercial tenancy; and,
- Modifications to the landscape design to reconcile with the revised road network as approved.

To facilitate these modifications to the project, modifications are sought to both the:

1. Stage 1 Project Approval (MP10_0113 MOD 1); and
2. Concept Plan Approval (MP10_0112 MOD 2).

The proposed modification to both approvals are detailed below.

4.2 MODIFICATIONS TO THE CONCEPT PLAN APPROVAL

To reflect the above changes to the project, this Section 75W application proposes the following modification to the Conditions of Approval of the Concept Plan. Text proposed to be deleted is indicated by 'strike through' and text proposed to be added is indicated by bold text.

4.2.1 DEVELOPMENT DESCRIPTION

Development Description

A 1 Concept approval is granted to the development as described below:

- a. Use of the site for residential, retail, commercial and public open space;*
- b. Indicative building envelopes for 7 separate buildings with a maximum height of RL 144.650;*
- c. A maximum GFA of 51,139m².*
- d. A minimum of 1210m² of non-residential GFA.*
- e. Residential apartments.*
- f. Basement level and at grade car parking.*
- g. Open space and landscaped areas.*

h. Internal and public roads.

4.2.2 DEVELOPMENT IN ACCORDANCE WITH THE PLANS AND DOCUMENTATION

Development in Accordance with the Plans and Documentation

A2 The development shall be undertaken generally in accordance with:

- The Environmental Assessment prepared by JBA Planning (dated June 2011), except where amended by:
 - the Preferred Project Report (incorporating Response to Submissions) prepared by Urbis Pty Ltd (dated February 2012) including all associated documents and reports; and
 - the Section 75W Modification Application prepared by Urbis Pty Ltd dated January 2013, including all associated documents and reports; and
 - ~~the Section 75W Modification Application prepared by Urbis Pty Ltd (dated August 2013), including all associated documents and reports; and~~
 - **the Section 75W Modification Application prepared by Urbis Pty Ltd (dated August 2014), including all associated documents and reports; and**
- The **Final** Statement of Commitments prepared by Urbis Pty Ltd contained in the Section 75W Modification Application prepared by Urbis Pty Ltd dated January 2013 **contained at Schedule 3**; and
- The following drawings:

ARCHITECTURAL DRAWINGS			
DRAWING NO.	REVISION	NAME OF PLAN	DATE
DA0000	F I	Cover Sheet	17.06.13 31.07.14
DA2100	E G	Ground Level Plan	17.06.13 31.07.14
DA2101	E G	Level 01 Plan	17.06.13 31.07.14
DA2102	E G	Level 02 Plan	17.06.13 31.07.14
DA2103	F H	Level 03 Plan	17.06.13 31.07.14
DA2105	F H	Level 05 Plan	17.06.13 31.07.14
DA2106	G E	Level 06 Plan	17.06.13 31.07.14
DA2107	G E	Level 07 Plan	17.06.13 31.07.14
DA2108	G E	Level 08 Plan	17.06.13 31.07.14
DA2109	G E	Level 09 Plan	17.06.13 31.07.14
DA2110	F H	Level 10 Plan	17.06.13 31.07.14

ARCHITECTURAL DRAWINGS			
DRAWING NO.	REVISION	NAME OF PLAN	DATE
DA2111	D F	Level 11 Plan	17.06.13 31.07.14
DA2112	C E	Level 12 Plan	17.06.13 31.07.14
DA2113	D F	Level 13 Plan	17.06.13 31.07.14
DA2115	D E	Level 15 Plan	17.06.13 31.07.14
DA2116	D E	Level 16 Plan	17.06.13 31.07.14
DA3100	F G	South Elevation Epping Rd	17.06.13 31.07.14
DA3101	F G	North Elevation	17.06.13 31.07.14
DA3102	F G	East Elevation – (Herring Rd) West Elevation	17.06.13 31.07.14
DA3110	F G	Section 1	17.06.13 31.07.14
DA3111	F G	Section 2	17.06.13 31.07.14
DA3112	F G	Section 3 and Section 4	17.06.13 31.07.14
DA3113	E F	Section 5	17.06.13 31.07.14
DA3630	F G	Views Sheet 01	17.06.13 31.07.14
DA3631	F G	Views Sheet 02	17.06.13 31.07.14
DA3632	F G	Views Sheet 03	17.06.13 31.07.14
DA3633	F G	Views Sheet 04	17.06.13 31.07.14
DA3634	F G	Views Sheet 05	17.06.13 31.07.14
ARCHITECTURAL DRAWINGS			
DRAWING NO.	REVISION	NAME OF PLAN	DATE
		Landscape Master Plan	June 2013 31 July 2014
		Illustrative Landscape Sections Section A & B	June 2013 31 July 2014
		Illustrative Landscape Sections	June 2013 31 July

ARCHITECTURAL DRAWINGS			
DRAWING NO.	REVISION	NAME OF PLAN	DATE
		Section C & D	2014
		Illustrative Landscape Sections Section E, F & G	June 2013 31 July 2014
		Illustrative Landscape Sections Section H	June 2013 31 July 2014
		Illustrative Landscape Sections Section I, J & K	31 July 2014
		June 2013 Scheme: Public Space Diagram	June 2013 31 July 2014

4.3 MODIFICATIONS TO THE STAGE 1 PROJECT APPROVAL

To reflect the modifications outlined in Section 4.2, this Section 75W application proposes the following modifications to the Stage 1 Project Approval (MP10_0113, as modified).

4.3.1 DOCUMENTATION

A2 Development in Accordance with Plans and Documentation

The Development shall be undertaken in accordance with the Environmental Assessment, except where amended by the Preferred Project Report (February 2012) and Response to PPR submissions (February 2012) including all associated documents and reports; the Section 75W Modification Application prepared by Urbis Pty Ltd (August 2013), including all associated documents and report, the Final Statement of Commitments prepared by Urbis Pty Ltd contained at Schedule 3; and the following drawings:

ARCHITECTURAL DRAWINGS			
DRAWING NO.	REVISION	NAME OF PLAN	DATE
DA0000	F I	Cover Sheet	17.06.13 31.07.14
DA2100	E G	Ground Level Plan	17.06.13 31.07.14
DA2101	E G	Level 01 Plan	17.06.13 31.07.14
DA2102	E G	Level 02 Plan	17.06.13 31.07.14
DA2103	F H	Level 03 Plan	17.06.13 31.07.14
DA2105	F H	Level 05 Plan	17.06.13 31.07.14
DA2106	G E	Level 06 Plan	17.06.13 31.07.14

ARCHITECTURAL DRAWINGS			
DRAWING NO.	REVISION	NAME OF PLAN	DATE
DA2107	C E	Level 07 Plan	17.06.13 31.07.14
DA2108	C E	Level 08 Plan	17.06.13 31.07.14
DA2109	C E	Level 09 Plan	17.06.13 31.07.14
DA2110	F H	Level 10 Plan	17.06.13 31.07.14
DA2111	D F	Level 11 Plan	17.06.13 31.07.14
DA2112	C E	Level 12 Plan	17.06.13 31.07.14
DA2113	D F	Level 13 Plan	17.06.13 31.07.14
DA2115	D E	Level 15 Plan	17.06.13 31.07.14
DA2116	D E	Level 16 Plan	17.06.13 31.07.14
DA3100	F G	South Elevation Epping Rd	17.06.13 31.07.14
DA3101	F G	North Elevation	17.06.13 31.07.14
DA3102	F G	East Elevation – (Herring Rd) West Elevation	17.06.13 31.07.14
DA3110	F G	Section 1	17.06.13 31.07.14
DA3111	F G	Section 2	17.06.13 31.07.14
DA3112	F G	Section 3 and Section 4	17.06.13 31.07.14
DA3113	E F	Section 5	17.06.13 31.07.14
DA3630	F G	Views Sheet 01	17.06.13 31.07.14
DA3631	F G	Views Sheet 02	17.06.13 31.07.14
DA3632	F G	Views Sheet 03	17.06.13 31.07.14
DA3633	F G	Views Sheet 04	17.06.13 31.07.14
DA3634	F G	Views Sheet 05	17.06.13 31.07.14
ARCHITECTURAL DRAWINGS			

ARCHITECTURAL DRAWINGS			
DRAWING NO.	REVISION	NAME OF PLAN	DATE
DRAWING NO.	REVISION	NAME OF PLAN	DATE
		Landscape Master Plan	June 2013 31 July 2014
		Illustrative Landscape Sections Section A & B	June 2013 31 July 2014
		Illustrative Landscape Sections Section C & D	June 2013 31 July 2014
		Illustrative Landscape Sections Section E, F & G	June 2013 31 July 2014
		Illustrative Landscape Sections Section H	June 2013 31 July 2014
		Illustrative Landscape Sections Section I, J & K	31 July 2014
		June 2013 Scheme: Public Space Diagram	June 2013 31 July 2014

4.3.2 FAÇADE CHANGES

The building façade of Brisbane is proposed to be modified to reflect the changes to the apartment numbers, with the conversion of some plant/circulation space to two bedroom dwellings (See Figure 3). Modifications are also proposed to the facades of buildings Perth, Darwin and Adelaide. Design development has resulted in changes to colours, materials and the use of screens and awnings (see Figure 4).

The key changes to the Stage 1 building facades are summarised as follows:

- Changes to the colours and materials;
- Changes to window sizes and dimensions;
- Changes to the extent of shading, awnings and screening.

The façade changes are identified in the Architectural Drawings prepared by AJ+C Architects, dated 31 July 2014 and graphically represented in the CGIs prepared by Ivolve Studios (see **Appendix A**).

FIGURE 3 – VIEW LOOKING SOUTH



APPROVED



PROPOSED

FIGURE 4 – VIEW LOOKING EAST



APPROVED



PROPOSED

4.3.3 LANDSCAPING

The landscaping is proposed to be modified as a result of design development and changes to the road network and loading dock (subject of Section 75W MOD 3 which is currently under assessment). The approved and proposed landscape designs are compared in Figure 5 below. The key changes to the landscape design include:

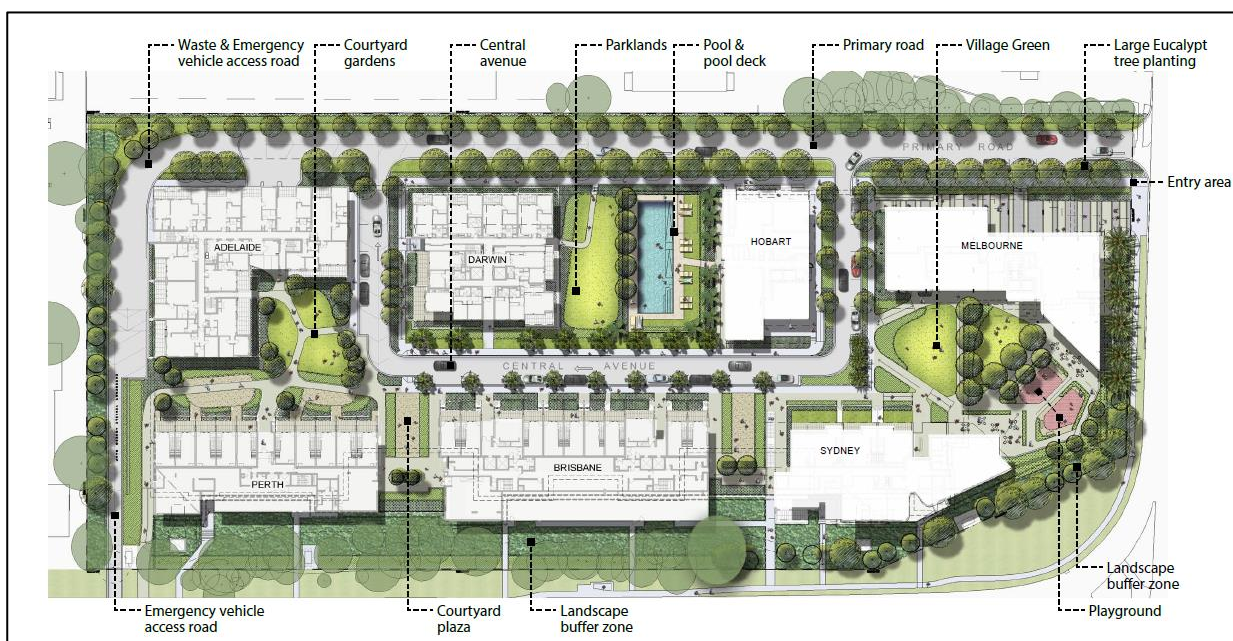
- Removal of trees along the western elevation of Adelaide to accommodate the approved road network, with the roadway and loading dock now on the western side of the Adelaide and Perth Buildings, respectively;
- Changes to the pathways and plantings around the swimming pool. High shrub planting at the edges will provide privacy to the pool from adjacent dwellings;
- Evergreen trees and a planted pergola and seating adjacent the pool will create a sheltered and partly shaded area and privacy from the dwellings above;
- Changes to the street trees along the central avenue, with low-medium level planting in raised planters. The plantings will accentuate the east-west alignment of Central Avenue;
- Changes are proposed to the Village Green and Play areas;
- Changes to pathways and open space areas throughout the site.

A full copy of the proposed modified design is contained in the Open Space and Public Domain Report prepared by Site Image and attached at **Appendix B**.

FIGURE 5 – LANDSCAPE MASTER PLAN



APPROVED (MP 10_0112 MOD 2 AND MP 10_0113 MOD 1)



PROPOSED MODIFICATION

4.4 STATEMENT OF COMMITMENTS

Changes are proposed to the approved Statement of Commitments with reference to the SOHO apartments, WSUD and landscaping. Text proposed to be deleted is indicated by 'strike through' text and text proposed to be added is indicated by bold text.

SOHO Apartments

The approved commitment states, inter alia:

*"In order to ensure flexibility and options to live close to work, ~~33~~ **27** SOHO apartments will be provided across the development site."*

With the relocation of the community to the Perth building, the proponent has chosen to continue the activation of ground floor of Sydney building with a continuous retail/commercial offer. The proposed modification to the Statement of Commitments means that SOHO apartments will be delivered in Stage 1

only. The Stage 2 SOHOs will be converted to retail/commercial on the ground floor and residential dwellings above with access from the Level 1 core. This will form part of the Stage 2 DA to Ryde City Council.

Water Sensitive Urban Design

The project includes a vegetated swale along the north eastern boundary with a bio-retention system to assist in the removal of suspended solids, fine and coarse sediment, hydrocarbons and nutrients. This is a significant WSUD initiative to effectively manage stormwater runoff. The bio-swale has been increased to 1.8m in width to improve the capacity of the system.

In addition, highly efficient fixtures will be used to meet BASIX requirements and WELS targets. Water efficient fixtures and fittings will provide the benefit of reducing potable water consumption and mains water.

The vegetated swale, bio-retention system and water efficient fixtures are significant WSUD initiatives and are considered effective such that they can be provided in lieu of rainwater harvesting for non-potable reuse for toilet flushing and clothes washing. Accordingly, the Statement of Commitment is to be amended:

“WSUD measures for both stages will be in accordance with the Integrated Water Management Plan Rev B prepared by AECOM and dated June 2013:

- *Rainwater harvesting for non-potable reuse including ~~toilet flushing, clothes washing and~~ irrigation; and*
- *Harvested rainwater will be treated via a gross pollutant trap to remove suspended solids prior to discharge into the rainwater tank.*

In addition, the gross pollutant trap and rain gardens will be designed for the Treatable Flow Rate.

Water efficient fixtures and fittings including 4 WELS star rating dual flush toilets, 6 / 5 WELS star bathroom taps and 3 WELS star shower heads are being considered to meet GBCA targets.”

Treated rainwater will continue to be used for landscape irrigation purposes and a gross pollutant trap will treat rainwater, prior to discharging to the rainwater harvesting tank.

Landscaping

The approved commitment states, inter alia:

*Landscaping and public domain works on the site will be implemented in accordance with the Landscape Plans prepared by Oculus entitled ~~Macquarie Village Landscape Masterplan June 2013, Macquarie Village Illustrated Sections June 2013~~ **Site Image entitled Macquarie Park Village 75w Stage 1 Project Plan Report dated 31 July 2014**. A further detailed landscape plan in accordance with the principles of the approved Concept Plan will be submitted prior to issue of a Construction Certificate for each stage.*

The landscaping and public domain works will be in accordance with the Landscape Plans prepared by Site Image dated 31 July 2014.

Proposed changes to the Statement of Commitments are outlined in the table at **Appendix C**. In the attachment, text proposed to be deleted is indicated by 'strike through' text and text proposed to be added is indicated by bold text.

5 Reasons for the Proposed Modifications

The reasons for the proposed modifications to the Concept Plan Approval (MP10_0112) and Stage 1 Project Approval (MP10_0113) are:

- Design development has resulted in rationalising some of the available floor space. Service/plant areas that are no longer required have been rationalised to provide three additional two bedroom apartments.
- The loading dock for Perth has been relocated under MP10_0112 MOD 3. As a result, the landscaping has been revised to provide a courtyard plaza between the Perth and Brisbane buildings. The community room is therefore proposed to be relocated to Perth building with access to the plaza, which will improve the amenity and outlook for people using the space.
- The relocated Sydney community room has been converted to a retail/commercial tenancy. Retail in Sydney building will better activate this part of the site. The Sydney tenancy will be better connected throughout the site and will improve the mix of uses in the project.
- Modifications to Brisbane's façade are proposed to reflect the changes to new apartments added to the building (converted from service areas).
- Modifications to the facades of buildings Perth, Darwin and Adelaide are a result of design development of external colours and materials selection. due to changes in materials;
- Design development has resulted in a reduction of required services and plant areas. Roof top plant has been rationalised and the need for screening has diminished.
- Modifications to the landscape design to reflect the MP10_0112 MOD 3 revised road layout.

6 The Modified Project

6.1 CONCEPT PLAN APPROVAL NUMERIC COMPARISON

The key numeric aspects of the Approved Concept Plan Modification (MP10_0112 as modified) and the Concept Plan Approval as proposed to be modified by this application are compared in Table 3.

TABLE 1 – COMPARISON OF THE KEY NUMERIC ASPECTS OF THE APPROVED AND PROPOSED CONCEPT PLANS

DEVELOPMENT ELEMENT	APPROVED (MP10_0112 AS MODIFIED)	PROPOSED
Site Area	22, 433m ²	22, 433m ²
Maximum Gross Floor Area (GFA)¹	51,139m ²	Maximum 51,139m ²
Minimum non-residential GFA	1,210 m ²	Minimum 1,210 m ² (1,460m ² proposed)
Proposed Total FSR	2.28:1	2.28:1
Building Height ²	(storeys/RL)	(storeys/RL)
Adelaide	5-8 storeys / RL99.55	5-8 storeys / RL99.55
Darwin	8 storeys / RL100.20	8 storeys / RL100.20
Brisbane	13 storeys/ RL116.25	13 storeys/ RL116.25
Perth	8-10 storeys / RL105.95	8-10 storeys / RL105.95
Hobart	8 storeys / RL101.6	8 storeys / RL101.6
Melbourne	12 storeys/ RL117.5	12 storeys/ RL117.5
Sydney	22 storeys / RL144.650	22 storeys / RL144.650
Height (RL)	RL99.55 - RL144.650	RL99.55-RL144.650

¹ **gross floor area** means the sum of the floor area of each floor of a building measured from the internal face of external walls, or from the internal face of walls separating the building from any other building, measured at a height of 1.4 metres above the floor, and includes:

- (a) the area of a mezzanine, and
- (b) habitable rooms in a basement or an attic, and
- (c) any shop, auditorium, cinema, and the like, in a basement or attic, but excludes:
 - (d) any area for common vertical circulation, such as lifts and stairs, and
- (e) any basement:
 - (i) storage, and
 - (ii) vehicular access, loading areas, garbage and services, and
- (f) plant rooms, lift towers and other areas used exclusively for mechanical services or ducting, and
- (g) car parking to meet any requirements of the consent authority (including access to that car parking), and
- (h) any space used for the loading or unloading of goods (including access to it), and
- (i) terraces and balconies with outer walls less than 1.4 metres high, and
- (j) voids above a floor at the level of a storey or storey above.

² **building height** (or **height of building**) means the vertical distance between ground level (existing) and the highest point of the building, including plant and lift overruns, but excluding communication devices, antennae, satellite dishes, masts, flagpoles, chimneys, flues and the like.

DEVELOPMENT ELEMENT	APPROVED (MP10_0112 AS MODIFIED)	PROPOSED
Land Uses	Mixed use residential, retail and commercial	Mixed use residential, retail and commercial
Car Parking		
Resident		
1 bed	0.6 spaces per apartment	No change (Section 75W MOD 3 being assessed to change rate 1 space per apartment)
2 bed	0.9 spaces per apartment	No change (Section 75W MOD 3 being assessed to change rate 1 space per apartment)
3 bed	1.4 spaces per apartment	No change (Section 75W MOD 3 being assessed to change rate 1 space per apartment)
Visitor	1 space per 5 apartments for visitors	No change (Section 75W MOD 3 being assessed to change rate 1 space per apartment)
Commercial	1 space per 46m ²	No change (Section 75W MOD 3 being assessed to change rate 1 space per apartment)
Landscaping		
Minimum Central Park Open Space Area	1,665m ²	Minimum 1,665m ² (1,762m ² proposed)

As demonstrated in Table 1 there are no significant changes to the key numeric aspects of the current Concept Plan Approval. The proposed changes merely reflect the proposed new apartment mix and modifications to the landscaping, retail area and modifications to car parking numbers for Stage 1.

6.2 STAGE 1 PROJECT APPROVAL NUMERIC COMPARISON

The key numeric aspects of the Stage 1 Project Approval (MP10_0113, as modified) as compared to the changes proposed by this application are compared in Table 5.

TABLE 2 – COMPARISON OF THE KEY NUMERIC ASPECTS OF THE APPROVED AND PROPOSED MODIFICATIONS TO STAGE 1 PROJECT APPROVAL

DEVELOPMENT ELEMENT	APPROVED STAGE 1 PROJECT APPROVAL (MP10_0113 MOD 1)	PROPOSED STAGE 1 PROJECT APPROVAL 75W MODIFICATION
GFA	26,418m ²	26,418m ²
Building Height		
Adelaide	5-8 storeys/ RL99.55	5-8 storeys/ RL99.55
Darwin	8 storeys / RL100.20	8 storeys / RL100.20
Brisbane	13 storey/RL 116.25m	13 storey/RL 116.25m
Perth	8-10 storey/RL 105.95	8-10 storey/RL 105.95
Height (RL)	RL99.55 – RL116.25	RL99.55 – RL116.25
Land Uses	Mixed use residential, retail and commercial development	Mixed use residential, retail and commercial development
Apartment Numbers	340 apartments (stage 1 only) 1 bed = 165 (49%) 2 bed = 175 (51%) 3 bed = 0 Note: 34 apartments or 10% are proposed as adaptable units (mix of adaptable = 25 x 1 bed and 9 x 2 bed)	343 apartments (stage 1 only) 1 bed = 163 (47.5%) 2 bed = 180 (52.5%) 3 bed = 0 Note: 34 apartments or 10% are proposed as adaptable units (mix of adaptable = 25 x 1 bed and 9 x 2 bed)
Apartment Sizes	1 bed 50m ² – 60m ² 2 bed 60m ² – 90m ² Adaptable apartments 55m ² – 90m ²	1 bed 50m ² – 60m ² 2 bed 60m ² – 90m ² Adaptable apartments 55m ² – 90m ²
Car Parking Provision	No change proposed.	No change proposed.

As demonstrated in Table 2 there are no significant changes to the key numeric aspects of the current Concept Plan Approval. Those proposed changes merely reflect the proposed new apartment mix and modifications to the landscaping, retail area and modifications to car parking numbers for Stage 1.

7 Planning Assessment

7.1 CONSISTENCY WITH CURRENT APPROVALS

The modifications proposed within this application do not constitute a '*radical transformation*' to the Stage 1 Project Approval or the Concept Plan Approval because:

- The proposed use is the same as that currently approved under the Stage 1 Project Approval and Concept Plan Approval.
- The envelopes of the buildings do not significantly change and are consistent with the Concept Plan Approval.
- There is no reduction in public open space on the site, and public open space will be provided in accordance with the central park area provision conditions of the Concept Plan Approval (MP10_0112 MOD1).

The proposed modifications are consistent with the provisions of S75W as outlined in Section 3.2 of this report.

7.2 ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979

The proposal is considered to be consistent with the Objects of the Act. The proposal is consistent with the Concept Plan Approval and Project Approval and has been designed having regard to the environmental sensitivities of the site.

7.3 HERRING ROAD URBAN ACTIVATION PRECINCT (UAP)

NSW DPE proposes the revitalisation of Herring Road, Macquarie Park as an Urban Activation Precinct (UAP). The Herring Road UAP, within which the subject site is located, is currently on exhibition. The draft Herring Road UAP proposes:

- A mix of land uses to transform the precinct into an active place for living, learning and working
- A quality higher density urban community that utilises excellent transport infrastructure and access to job markets, educational facilities, retail, local services and recreational assets
- Increased building heights and densities that can improve housing supply and choice;
- Transformation of Herring Road into an active street, with wider pavements, new landscaping and new places to meet;
- Better connected and finer-grained streets and pedestrian / cycle and networks providing safer, more convenient and pleasant access.

The draft UAP proposed planning controls for the site are:

- Land use zone - B4 Mixed Use;
- Maximum building height for Stage 1 – 45m (14 storeys)
- Maximum building height for Stage 2 – 75m (23 storeys)
- Floor space ratio – 2.5:1.

The UAP adopts the building massing in accordance with Concept Approval and increases the FSR and height beyond what is approved. The draft Structure Plan proposes an FSR of 2.5:1 for the site. The FSR proposed is 2.28:1 and is below the draft FSR. The UAP proposes a maximum height of 45m to 75m (14

to 23 storeys). The proposal is consistent with the approved heights, with heights lower than the draft UAP maximum height controls.

7.4 STATE ENVIRONMENTAL PLANNING POLICY (BUILDING SUSTAINABILITY INDEX: BASIX) 2004

The modifications to the floor plans to include three new residential units and changes to the SOHO apartments require updates to Basix certification. Inhabit Group has prepared a Preliminary ESD Assessment that outlines the sustainability performance of the Perth, Brisbane, Darwin and Adelaide buildings (see **Appendix D**). Inhabit Group has also updated the Basix and ABSA Certification and confirms that the modifications meet the minimum requirements for thermal comfort. The Basix and ABSA certification is provided at **Appendix D**.

7.5 STATE ENVIRONMENTAL PLANNING POLICY 65 - DESIGN QUALITY OF RESIDENTIAL FLAT DEVELOPMENT

SEPP 65 contains ten design principles aimed to ensure a high quality of residential apartment development. AJ + C have undertaken an assessment of the proposed modifications against the ten design principles. This report is provided within the Section 75W Project Approval Plan and Concept Plan Report attached at **Appendix E**. The assessment concludes that the proposed modifications satisfy the requirements of SEPP 65.

7.5.1 RESIDENTIAL FLAT DESIGN CODE

The Residential Flat Design Code (RFDC) provides detailed guidelines and 'rules of thumb' that require consideration when designing and assessing residential flat development. The modifications to the Project Approval have been designed in accordance with the rules of thumb of the Residential Flat Design Code as detailed in the AJ + C Urban Design Report at **Appendix E**. The proposed modifications comply with the rules of thumb of the RFDC as outlined in Table 3.

TABLE 3 – RFDC ASSESSMENT

CRITERIA	PROPOSED MODIFICATION
Solar Access (70% min for 3 hours)	Minor non-compliance (69%)
Cross Ventilation (60% min)	Complies (78%)
Naturally ventilated kitchens (25% min)	Complies (40%)
Apartment size	Partially Complies
1 Bed – 50sqm min	Typical 1 bedroom apartments 50 m ² – 60 m ² with one apartment (1%) less than 50 m ²
2 Bed – 70sqm min	Typical 2 bedroom apartments 60 m ² – 90 m ² with 34 apartments less than 70 m ²
Apartment mix	No three bedrooms as approved.
A mixture of 1, 2 and 3 bedroom apartments.	

8 Environmental Assessment

8.1 BUILDING FACADES

The building façade of Brisbane is proposed to be modified to reflect the changes to the apartment numbers, with the conversion of some plant/circulation space to two bedroom dwellings (See Figure 3).

Modifications are also proposed to the facades of buildings Perth, Darwin and Adelaide. Design development has resulted in changes to colours, materials and the use of screens and awnings (see Figure 4). The changes to the facades allow the buildings to meet the minimum requirements under Basix.

The façade changes are generally consistent with the Concept and Project approved buildings and will maintain the approved character of Macquarie Park Village. The façade changes will not have any adverse impacts on the natural or built environment.

8.2 LANDSCAPE AND OPEN SPACE

Modifications are proposed to the Landscape Concept Plan and Stage 1 Landscape Master plan. As discussed in Section 4.3.3 of this Report, the modifications are a result of design development and reconciling the landscaping with the changes to the road network and loading dock (subject of Section 75W MOD 3 currently under assessment).

The modified development will provide public open space as follows:

- 3,386m² public open space along the northern and western boundaries;
- 8,801m² publically accessible communal open space throughout the site, including 1,165m² for the central park plus playgrounds, courtyards and Village Green;
- 597m² private communal open space with resident only access to the pool and deck;
- 125m² community facility located in the Perth Building;
- 1,097m² private open space in the form of terraces and balconies.

A full copy of the proposed modified design is contained in the Open Space and Public Domain Report prepared by Site Image and attached at **Appendix B**.

8.3 ACCESS

The proposed modification results in three additional apartments, relocation of the community room and changes to the circulation spaces in the Stage 1 buildings. Stage 1 comprises 343 units and 34 adaptable units. This complies with the 10% requirement for adaptable dwellings.

Accessible Building Solutions has prepared a report to assess compliance of the proposed changes to Stage 1 with the requirements of the Disability Discrimination Act 1992. Compliance with the Access to Premises Standard and the BCA 2013 is deemed as compliance with the *Disability Discrimination Act (DDA) 1992*. The proposal is considered to be consistent with the requirements of the DDA. The report concludes, inter alia:

"In summary, the project will provide:

- *access for people with a disability from the street to all the proposed buildings via accessible pathways*
- *access to all communal facilities*
- *the provision of lifts allow access to the front door of all dwelling units.*

- 10% of the units are designed to be adaptable in accordance with AS 4299, so that they can be easily modified to suit people with a disability.
- The adaptable units provide a variety of plan types, orientation and location
- Carparking is provided to the latest Standard for accessible car parking

On the basis of these outcomes, I am satisfied the project will exceed its obligations under the Disability Discrimination Act. Therefore, I recommend approval on the basis of its provision of access for people with a disability."

The proposed modifications are appropriate in terms of accessibility and are consistent with the requirements of the DDA. A copy of Accessible Building Solutions' report is attached at **Appendix F**.

8.4 WIND

A Wind Update has been prepared by Vipac Engineers & Scientists Ltd to re-assess the wind environment resulting from the proposed modifications. The Wind Update concludes, inter alia:

"We have reviewed the current design to determine its impact on the adjacent ground level wind environment. We expect the current design would have the similar wind environment as the original design, which achieved walking comfort in the pedestrian walkways and standing comfort in the main building entrance. Thus, we make no recommendations for the alteration of the building as proposed."

The overall building form and height of the development is not radically changing and will not impact on the wind levels, as approved. There will be some changes to the landscape design and tree plantings, with some trees being removed or relocated. A driveway is located to the west of Buildings Adelaide and Perth in accordance with the Section 75W Modification lodged June 2014. Trees adjacent to these buildings have been removed to accommodate the driveway. This would result in changes to the wind environment.

The proposed modification is therefore appropriate in terms of ground level wind environment. A copy of Vipac's Wind Update is attached at **Appendix G**.

8.5 TRAFFIC AND PARKING

The Stage 1 Project Approval (MP10_0113 MOD 1) specified a number of parking spaces to be provided, in accordance with rates applied under condition B1 Design modifications. Those rates are consistent with the residential ratios provided in the Concept Plan Approval as modified and are:

- 335 car parking spaces shall be provided within the basement of the development including:
 - 233 standard residential spaces (at a rate of 0.6 spaces per 1 bedroom apartment and 0.9 spaces per 2 bedroom apartment)
 - 34 accessible spaces (at a rate of 1 space per adaptable apartment); and
 - 68 visitor parking spaces (at a rate of 1 space per 5 apartments).

Commercial car parking is not proposed as part of Stage 1 of the project.

Notwithstanding the above rates, the Proponent maintains its view (as expressed in its Section 75W Modification Application dated June 2014) that greater numbers of car parking spaces should be allowed for the site in accordance with the City of Ryde DCP 2010, and consistent with several recently approved developments of a similar scale in the immediate locality. The car parking rates proposed in the Section 75W Modification Application dated June 2014 are also consistent with the rates being applied to UAPs across Sydney. The application has therefore adopted the revised parking rates currently proposed in MP10_0113 MOD 3.

On this basis, the total car parking spaces required by the proposed modification for Stage 1 is 343 resident and 35 visitors. These spaces are provided in Stage 1. The proposed retail is in the Sydney building and will be addressed in the Stage 2 DA.

The proposed modifications to the Concept Plan Approval and Stage 1 Project Approval have been reviewed by Traffix. Traffix note that the increased traffic generation arising from the three additional units and changes to the retail component will occur in Stage 1 only. The likely additional traffic generation will and will be less than a single vehicle movement per hour during the morning and afternoon peak. Traffix conclude:

"In summary, the modifications now proposed to the Stage 1 Project Approval are consistent with the current 75W Modification to the Concept Plan approval (as documented in our letter dated 25th May 2014) and are considered supportable. The changes are very minor and there will be no perceptible change in traffic conditions either within or external to the site."

The Traffic statement is attached at **Appendix H**.

8.6 BCA

Advance Building Approvals Pty Ltd has assessed the modification plans against the Deemed-To-Satisfy (DTS) provisions of the Building Code of Australia (BCA) 2014. In a Building Code of Australia Statement, Advance Building Approvals Pty Ltd states:

"The proposed residential development will be designed to comply generally with the Deemed-To-Satisfy (DTS) provisions of the Building Code of Australia (BCA) 2014. Where required, "Alternative Solutions" complying with the performance objectives and requirements in accordance with the BCA will be employed to address proposed deviations from DTS provisions."

The Building Code of Australia Statement is attached at **Appendix I**.

8.7 CONSEQUENTIAL MODIFICATIONS

The proposed modifications have resulted in the review and update of some of the previously approved specialist consultant inputs for the Concept Plan Approval (MP10_0112 MOD1) and Stage 1 Project Approval (MP10_0113). The amendment of each report is considered minor.

- Detailed Landscape Plans – **Appendix B**
- Basix – **Appendix D**
- Project Plan Report – **Appendix E**
- Accessibility Compliance Statement – **Appendix F**
- Wind Effects Statement – **Appendix G**
- Traffic and Parking - **Appendix H**
- BCA Compliance Assessment – **Appendix I**

The proposed modifications do not impact on a number of matters previously approved, including services, noise, fire safety and construction management. These specialist reports have therefore not been updated and included in this application.

9 Conclusion

This report has been prepared to support a Section 75W application to modify the:

1. Stage 1 Project Approval (MP10_0113); and
2. Concept Plan Approval, as modified on 3 June 2013 (MP10_0112).

The modifications to the project proposed within this application result in:

- A revised mix of apartments for Stage 1 of the development to provide three additional two bedroom units in the Brisbane Building. The new units will replace some of the approved circulation space as a result of rationalising the Stage 1 gross floor area.
- Modification to the building envelope of Brisbane.
- Rationalisation of the below ground plant room and part conversion of the Perth loading dock to a community room, which will have access to amenities and a park outlook.
- Conversion of the Sydney community room to a retail tenancy to activate this part of the site. The retail tenancy will have good connection to the through site link and allow further compatible mixed uses in the project.
- Modifications to the facades of Brisbane Building to reflect the changes to apartment numbers.
- Modifications to the facades of buildings Perth, Darwin and Adelaide due to changes in materials , extent of screens and louvres, and minor amendments to the overall floor plates;
- Modifications to the landscape design due to a revised road network.

To facilitate these modifications to the project, modifications are sought to both the Stage 1 Project Approval (MP10_0113, as modified) and Concept Plan Approval (MP10_0112, as modified).

The proposed modifications are appropriate for the development and are generally consistent with the Stage 1 Project Approval and Concept Plan Approval and:

- The proposed building envelopes are generally consistent with the approved and will not have any significant impacts on views, privacy, over shadowing and solar access;
- The GFA and FSR as approved is maintained to ensure bulk and scale is appropriate for the site and the surrounds;
- Three additional units will contribute to the housing stock of Macquarie Park and assist in meeting State Government housing targets.
- The modified building layouts and façade treatments will generally comply with the requirements of SEPP 65 and the Residential Flat Design Code.
- Marketing for the project to date has not identified a demand for SOHO units in this location.
- The new retail tenancy in Sydney will activate the will activate the eastern part of the site with good connections throughout. The modification will enhance the mixed use nature of the site and contribute to the amenity of residents with opportunities for premises to serve their day to day needs.
- The modified landscape design provides landscape zones that reinforce the character of the site and address the road network as proposed in the MP 10_0113 MOD 2.

For the reasons stated above and throughout this report, the proposed modifications to MP 10_0112, as modified and MP 10_0113, as modified, will not have any significant built and environmental impacts and should be approved.

Appendix A

Modified Plans - AJ + C

Appendix B

Modified Open Space and Public Domain Report – Site Image

Appendix C

Draft Statement of Commitments

Appendix D

ESD and Basix Assessment – Inhabit

Appendix E

Project Plan Report - AJ + C

Appendix F

Access Statement of Compliance – Accessible Building Solutions

Appendix G

Wind Update – Vipac

Appendix H

Traffic and Parking Statement - Traffix

Appendix I

BCA Statement – Advance Building Approvals Pty Ltd

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