

Modification of Minister's Approval

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

As delegates of the Minister for Planning under delegation executed on 14 September 2011, we approve the modification of the Concept Approval referred to in Schedule 1, subject to the Terms of Approval in Schedule 2.

Member of the Commission

Sydney

2014

SCHEDULE 1

Concept Approval:

MP10_0112 granted by the by the Planning Assessment Commission on 26 September 2012.

For the following:

Mixed use residential, retail and commercial development incorporating:

- residential apartments, retail and commercial floor space;
- basement car parking;
- publicly accessible open space and through site links;
- road works; and
- pedestrian pathways

at 110 -114 Herring Road, Macquarie Park
(Lot 1 DP 780314).

Modification:

MP10_0112 MOD 3:

- amend car parking rates.

SCHEDULE 2

The Concept Approval for MP10_0112 is modified as follows:

- (a) Term of Approval A2 is modified by the insertion of the **bold and underlined** words/numbers and deletion of struck out words/numbers as follows:

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 June 2014), including all associated documents and reports; and**
- 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	G	Cover Sheet	17.06.13
DA0100	C	Staging Diagrams	17.06.13
DA2001	E <u>G</u>	Level B1 Plan	17.06.13 <u>12.09.14</u>
DA2002	E <u>G</u>	Level B2 Plan	17.06.13 <u>12.09.14</u>
DA2003	E <u>G</u>	Level B3 Plan	17.06.13 <u>12.09.14</u>
DA2100	E <u>F</u>	Ground Level Plan	17.06.13 <u>26.05.14</u>
DA2101	E	Level 1 Plan	17.06.13
DA2102	E	Level 2 Plan	17.06.13
DA2103	F	Level 3 Plan	17.06.13
DA2105	F	Level 5 Plan	17.06.13
DA2106	C	Level 6 Plan	17.06.13
DA2107	C	Level 7 Plan	17.06.13
DA2108	C	Level 8 Plan	17.06.13
DA2109	C	Level 9 Plan	17.06.13
DA2110	F	Level 10 Plan	17.06.13
DA2111	D	Level 11 Plan	17.06.13
DA2112	C	Level 12 Plan	17.06.13
DA2113	D	Level 13 Plan	17.06.13
DA2115	D	Level 15 Plan	17.06.13
DA2116	D	Level 16 Plan	17.06.13
DA3100	F	South Elevation Epping Rd	17.06.13
DA3101	F	North Elevation	17.06.13
DA3102	F	East Elevation – Herring Rd West Elevation	17.06.13
DA3110	F	Section 1	17.06.13

DA3111	F	Section 2	17.06.13
DA3112	F	Section 3 + Section 4	17.06.13
DA3113	E	Section 5	17.06.13
DA4100	C	Detailed Elevation Sheet 1	17.06.13
DA3610	F	Sunlight Access Diagrams Winter Solstice June 21	17.06.13
DA3611	F	Sunlight Access Diagrams Equinox March/September 21	17.06.13
DA3612	F	Sunlight Access Diagrams Summer Solstice December 21	17.06.13
DA3630	F	Views Sheet 1	17.06.13
DA3631	F	Views Sheet 2	17.06.13
DA3632	F	Views Sheet 3	17.06.13
DA3633	F	Views Sheet 4	17.06.13
DA3634	F	Views Sheet 5	17.06.13
Landscape Plans			
Drawing No.	Revision	Name of Plan	Date
		Landscape Master Plan	June 2013
		Illustrative Sections Section A & B	June 2013
		Illustrative Sections Section C & D	June 2013
		Illustrative Sections Section E, F & G	June 2013
		Illustrative Sections Section H	June 2013
		MPV Central Open Space	4.12.13

except for as modified by the following pursuant to Section 75O (4) of the Act.

- (b) Future Assessment Requirement C5 is modified by the insertion of the **bold and underlined** words/numbers and deletion of ~~struck-out~~ words/numbers as follows:

Car Parking

C5 Future Development Applications shall demonstrate:

- (a) for residential apartments ~~having a combined GFA of up to 46,420m²~~, on-site car parking must be provided at **the following** rates compliant with the ~~Roads and Maritime Services (formerly Roads and Traffic Authority) Guide to Traffic Generating Development's requirements, which are as follows:~~
- (a) 0.6 **1** spaces per 1 bedroom apartment;
 - (b) 0.9 **1** spaces per 2 bedroom apartment;
 - (c) 1.4 **1** spaces per 3 bedroom apartments;
 - (d) 1 space per 5 **10** apartments for visitors; and
- (b) ~~For any residential apartments that cause the combined GFA of residential apartments on-site to exceed 46,420m² there must be no provision for parking spaces, other than visitor parking at the rate of 1 space per 5 apartments.~~
- (c) For commercial on-site car parking must be provided at 1 space per 46m² **100m²** of commercial GFA.