

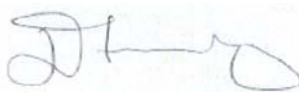
# Modification of Minister's Approval

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

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



**Jan Murrell (Chair)**  
Member of the Commission



**David Furlong**  
Member of the Commission

Sydney

21 November 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:

- To amend the approved car parking rates.

## SCHEDULE 2

The Concept Approval for MP10\_0112 is modified as follows:

- (a) 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 46,420m<sup>2</sup>, on-site car parking must be provided at 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 spaces per 1 bedroom apartment;
  - (b) 0.9 spaces per 2 bedroom apartment;
  - (c) 1.4 spaces per 3 bedroom apartments;
  - (d) 1 space per 5 apartments for visitors; and
- (b) For any residential apartments that cause the combined GFA of residential apartments on-site to exceed 46,420m<sup>2</sup> 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 46m<sup>2</sup> **100m<sup>2</sup>** of commercial GFA.


# 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, the NSW Planning Assessment Commission approves the modification of the project application referred to in Schedule 1, subject to the conditions in Schedule 2.



**Jan Murrell (Chair)**  
Member of the Commission



**David Furlong**  
Member of the Commission

Sydney

21 November 2014

### PART A: PARTICULARS

#### SCHEDULE 1

<b>Application No.:</b>	MP10_0113
<b>Proponent:</b>	Stamford Property Services Pty Ltd
<b>Approval Authority:</b>	Minister for Planning
<b>Land:</b>	110 -114 Herring Road, Macquarie Park (Lot 1 DP 780314)
<b>Project:</b>	Mixed use residential, retail and commercial development incorporating: <ul style="list-style-type: none"><li>• demolition and excavation;</li><li>• four residential buildings retail and commercial floor space;</li><li>• basement car parking;</li><li>• landscaping and public works around the buildings, including lift and stairs to Epping Road;</li><li>• publicly accessible open space and through site links; and</li><li>• road works.</li></ul>
<b>Modification</b>	MP10_0113 MOD 3: <ul style="list-style-type: none"><li>• To amend the approved car parking provision.</li></ul>

## SCHEDULE 2

### CONDITIONS

The Project Approval for MP10\_0113 is modified as follows:

- (a) Condition B1 is modified by the insertion of **bold** and **underlined** words/numbers and deletion of ~~struck out~~ words/numbers as follows:

#### ***B1 Design Modifications***

In order to improve amenity for adjoining properties and future residents, the design of the proposed development should be amended as follows:

#### **Car Parking**

In order to improve amenity for adjoining properties and future residents, the design of the proposed development should be amended as follows:

#### **Car Parking**

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) **including 34 accessible spaces (at a rate of 1 space per adaptable apartment); and**
- ~~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).

**Car parking for commercial on-site car parking must be provided in addition to the above at the rate of 1 space per 100m<sup>2</sup> of commercial GFA.**

In addition **to the above**, 7 on-street car parking spaces shall be provided as part of the development.